

# State and Regional Growth Trends and Long-Range Forecasts

*House Appropriations, Senate Appropriations Joint Budget Hearings for  
the FY2020 Amended and FY2021 Budgets*



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Atlanta Regional Commission  
[malexander@atlantaregional.org](mailto:malexander@atlantaregional.org)

## From McKinsey:

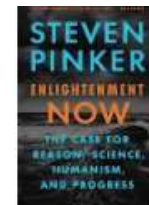
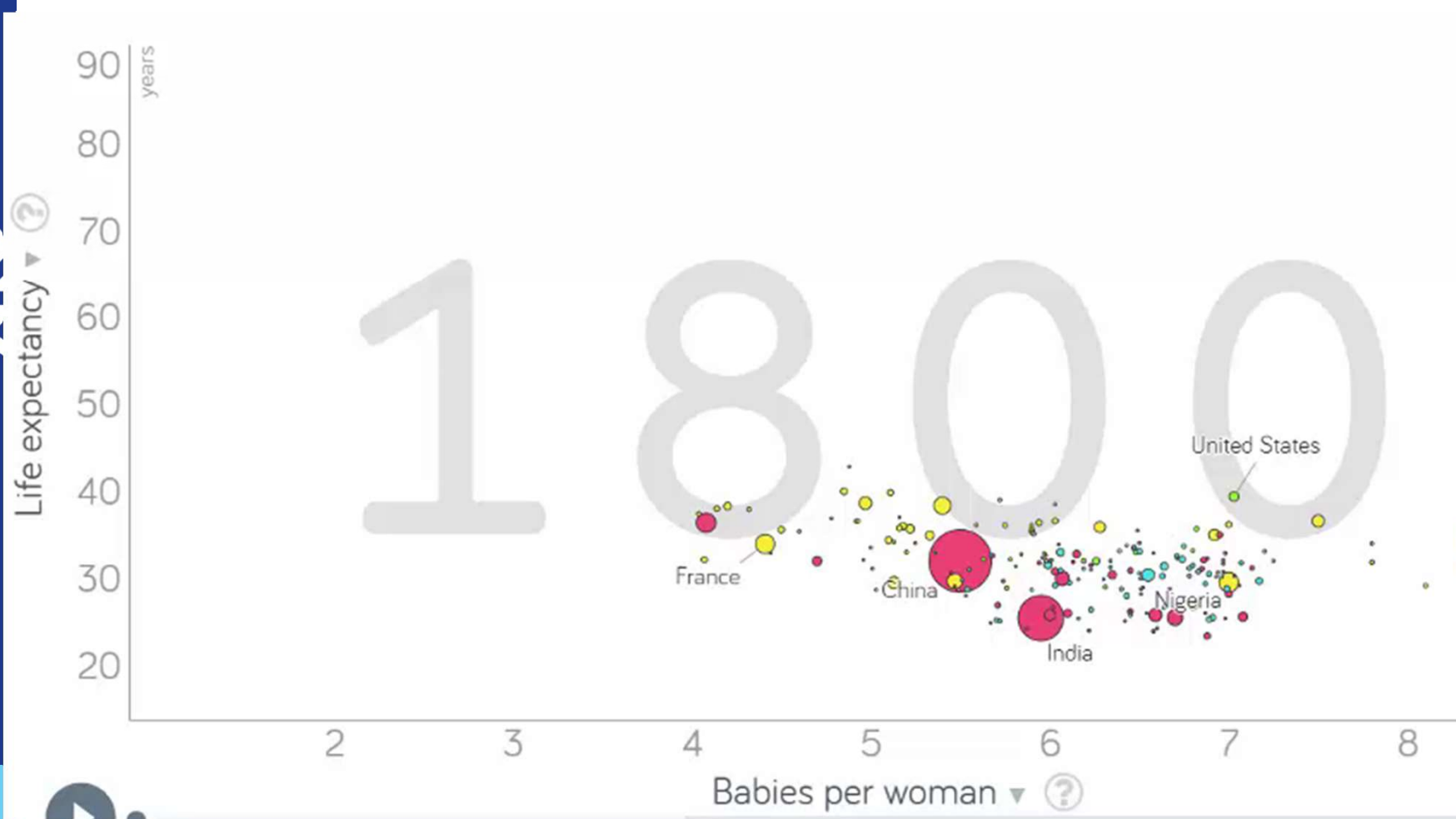
The past 50 years were truly unusual in demographic terms, as large cohorts of working-age populations fueled the growth of cities and nations. In the new demographic era, we are likely to see a much more fragmented urban landscape, **with pockets of robust expansion but also areas of stagnant and declining populations.** Cities' growth prospects will reflect very different demographic footprints and dynamics shaped by their local birth and death rates, net domestic migration, and net international migration.

<https://www.mckinsey.com/featured-insights/urbanization/urban-world-meeting-the-demographic-challenge-in-cities/de-de>

## To Download this Deck:



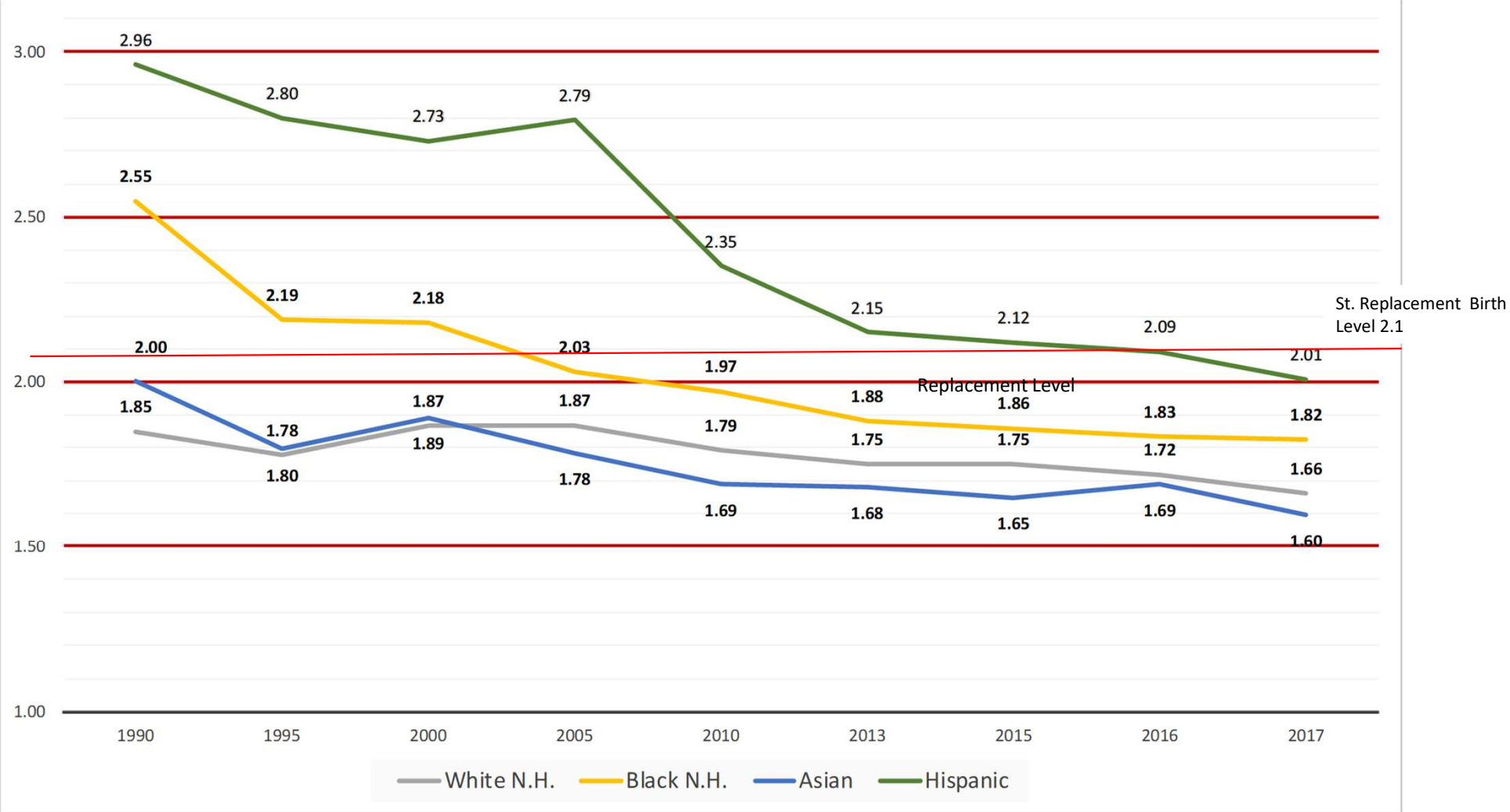
# 218 Years of World History in 60 Seconds Video



Color Code  
(World Regions)



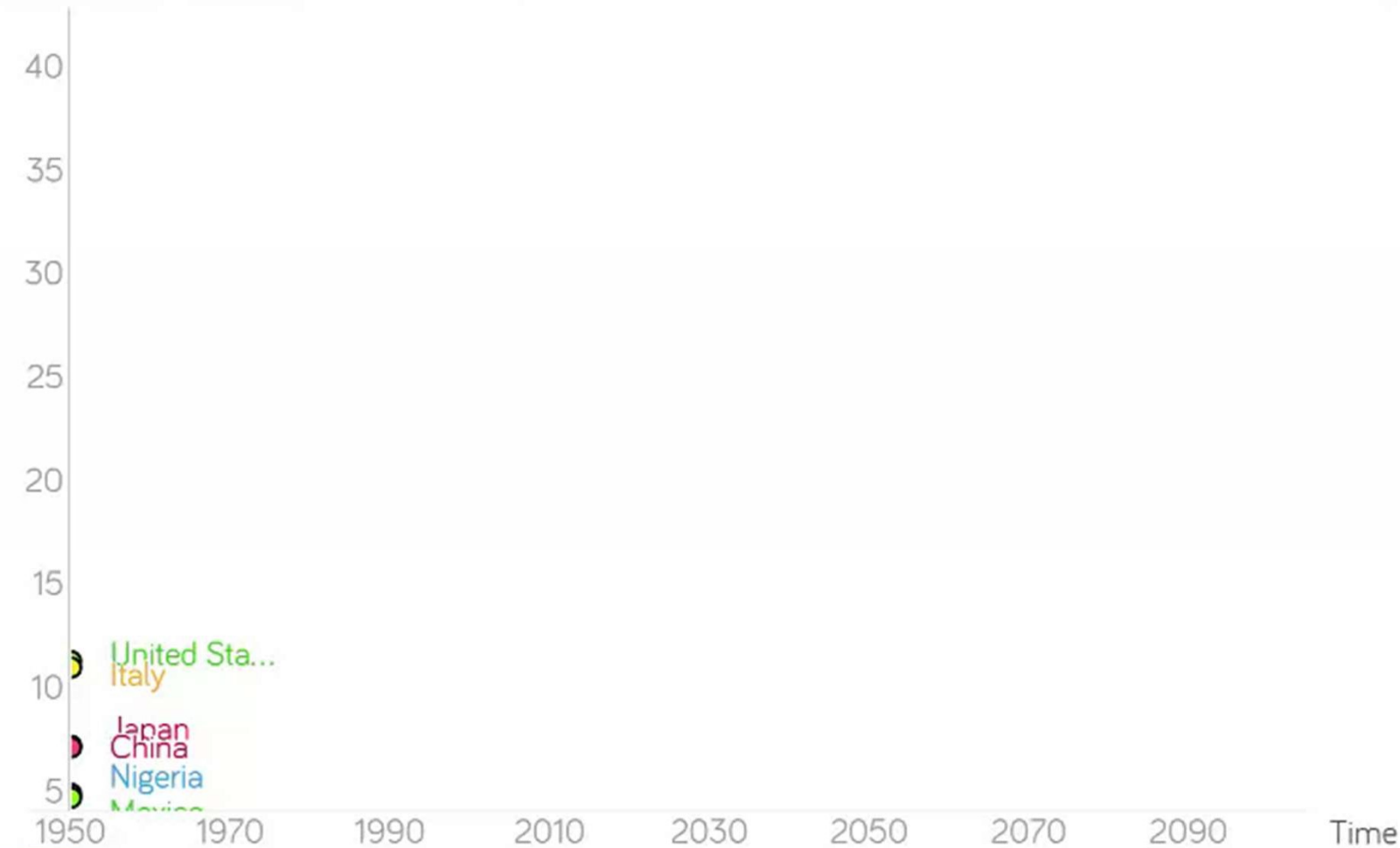
# The Future: Fertility Trends





# Global Aging VIDEO

Population aged 60+, both sexes (%) ?



## Kodokushi

### Over 10 hours of daily time alone for older Americans living on their own

Daily time spent alone (hours:minutes) of all measured time, among those ages 60 and older



Note: Based on non-institutionalized people ages 60 and older. Measured time includes all waking hours, other than time spent in personal activities. "Living with spouse" includes those living with a cohabiting partner. Source: Pew Research Center analysis of 2014-2017 American Time Use Survey (ATUS).

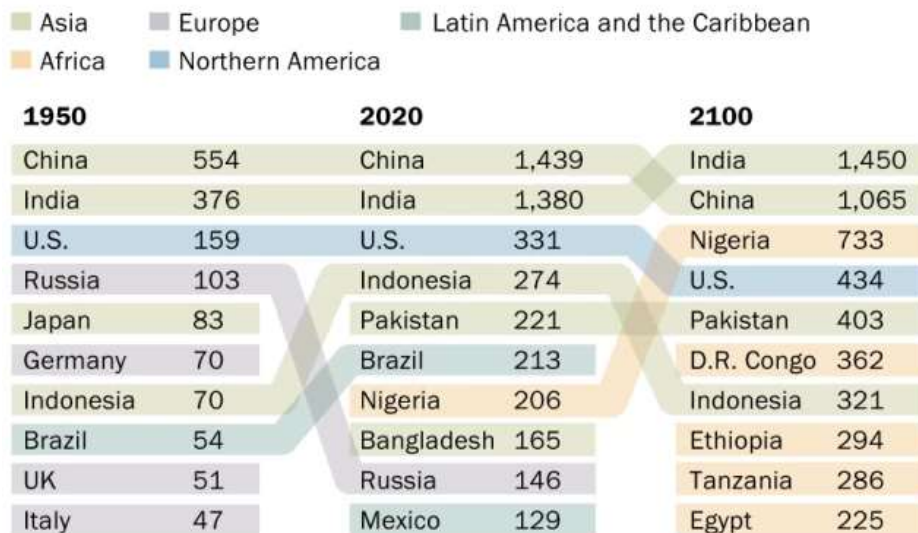
PEW RESEARCH CENTER



# Changing Global Growth Patterns

**By 2100, five of the world's 10 largest countries are projected to be in Africa**

*Countries with largest population, in millions*



Note: Countries are based on current borders. In this data source, China does not include Hong Kong, Macau or Taiwan. Regions follow United Nations definitions and may differ from other Pew Research Center reports.

Source: United Nations Department of Economic and Social Affairs, Population Division, "World Population Prospects 2019."

PEW RESEARCH CENTER

<https://www.pewresearch.org/fact-tank/2019/06/17/worlds-population-is-projected-to-nearly-stop-growing-by-the-end-of-the-century/>



## Looking to the year 2100

Fertility Rate continues to decline 2.5 to 1.9

-Median Age increase to 42 from 31 (2018) from 24 (1950)

-Africa is the only world region projected to have strong population growth

-Europe and Latin America are both expected to have declining populations by 2100

-Asian population is expected to increase from 4.6 billion in 2020 to 5.3 billion in 2055, then start to decline

-In the Northern America region, migration from the rest of the world is expected to be the primary driver of continued population growth

-Six countries are projected to account for more than half of the world's population growth

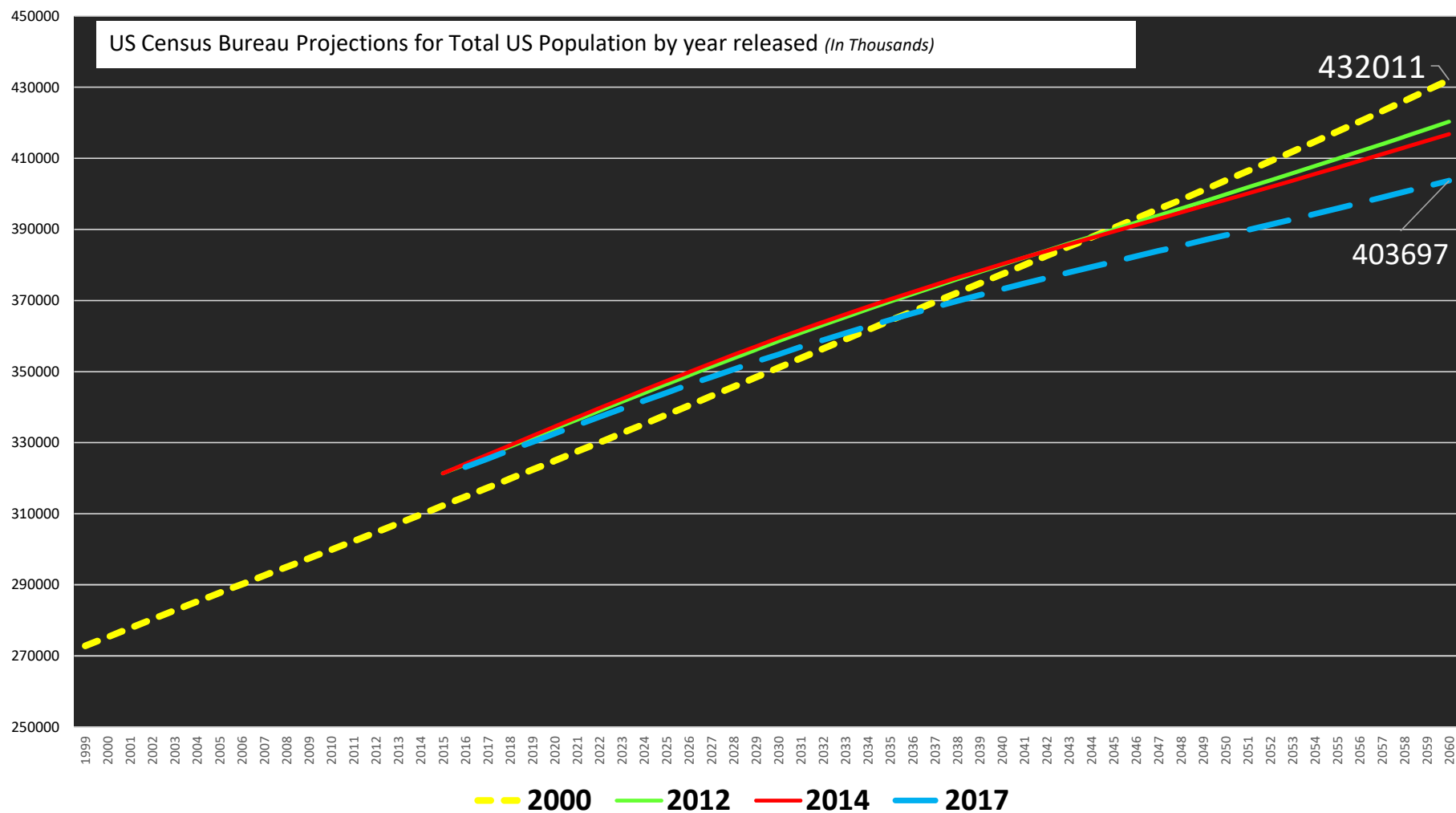
-India is projected to surpass China as the world's most populous country by 2027

-Between 2020 and 2100, 90 countries are expected to lose population

-Africa is projected to overtake Asia in births by 2060

-The Latin America and Caribbean region is expected to have the oldest population of any world region by 2100

# The Numbers keeps Getting Smaller



# US White Population 1970-2017

TABLE 1

## U.S. white population, 1970 to 2017

	White population*	Change
1970 Census	169,023,068	
1980 Census	180,256,366	11,233,298
1990 Census	188,128,296	7,871,930
2000 Census	194,552,774	6,424,478
2010 Census	196,817,552	2,264,778
2011..	197,486,707	669,155
2012..	197,641,635	154,928
2013..	197,692,643	51,008
2014..	197,802,527	109,884
2015..	197,844,074	41,547
2016..	197,834,599	(9,475)
2017..	197,803,083	(31,516)

\* Non Hispanic whites

Source: US Decennial Censuses and Census Population  
Estimates, released June 21, 2018



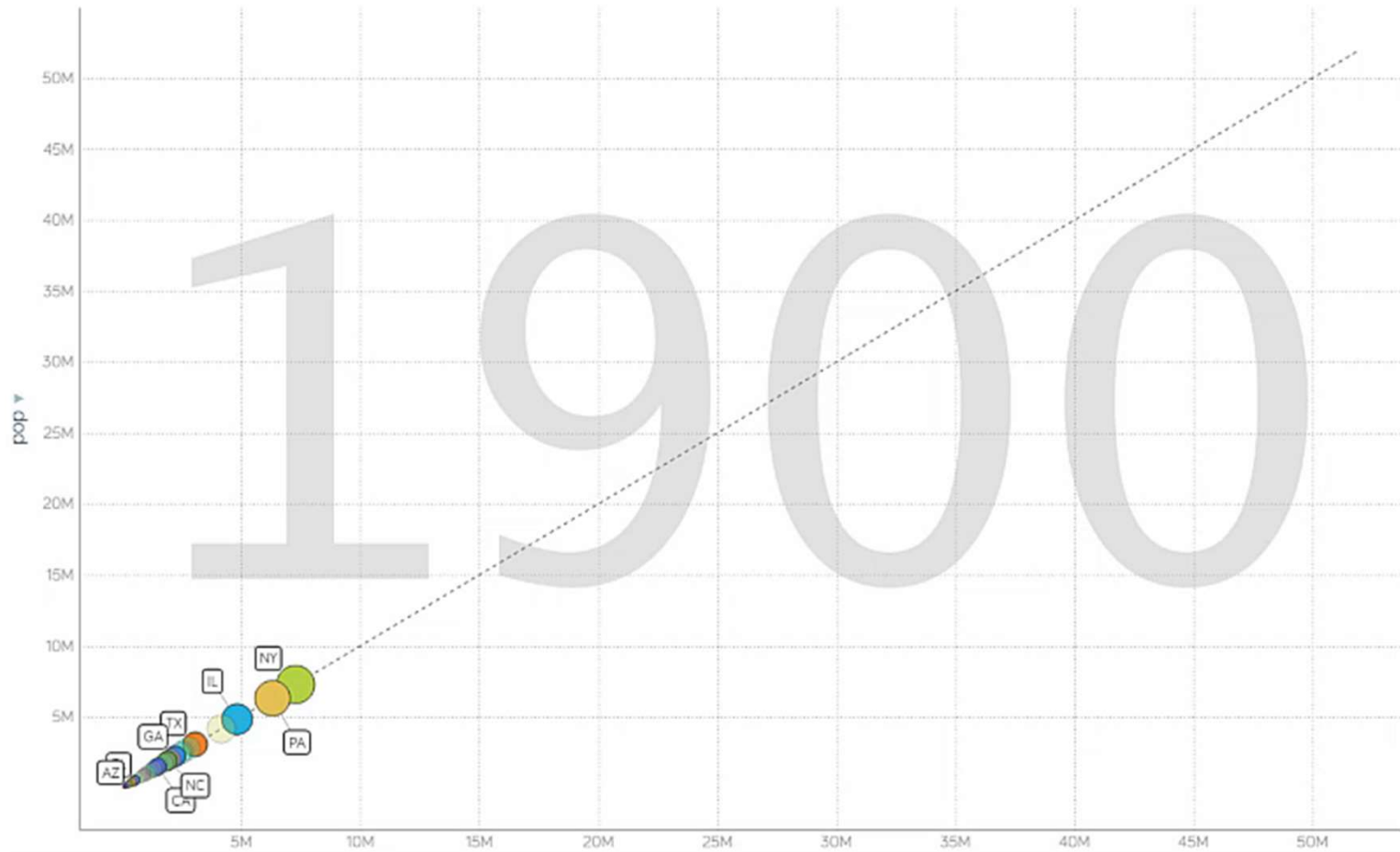
Metropolitan Policy Program  
at BROOKINGS

<https://www.brookings.edu/blog/the-avenue/2018/06/21/us-white-population-declines-and-generation-z-plus-is-minority-white-census-shows/>

# State, Metro and Local Population Growth

# State Growth VIDEO

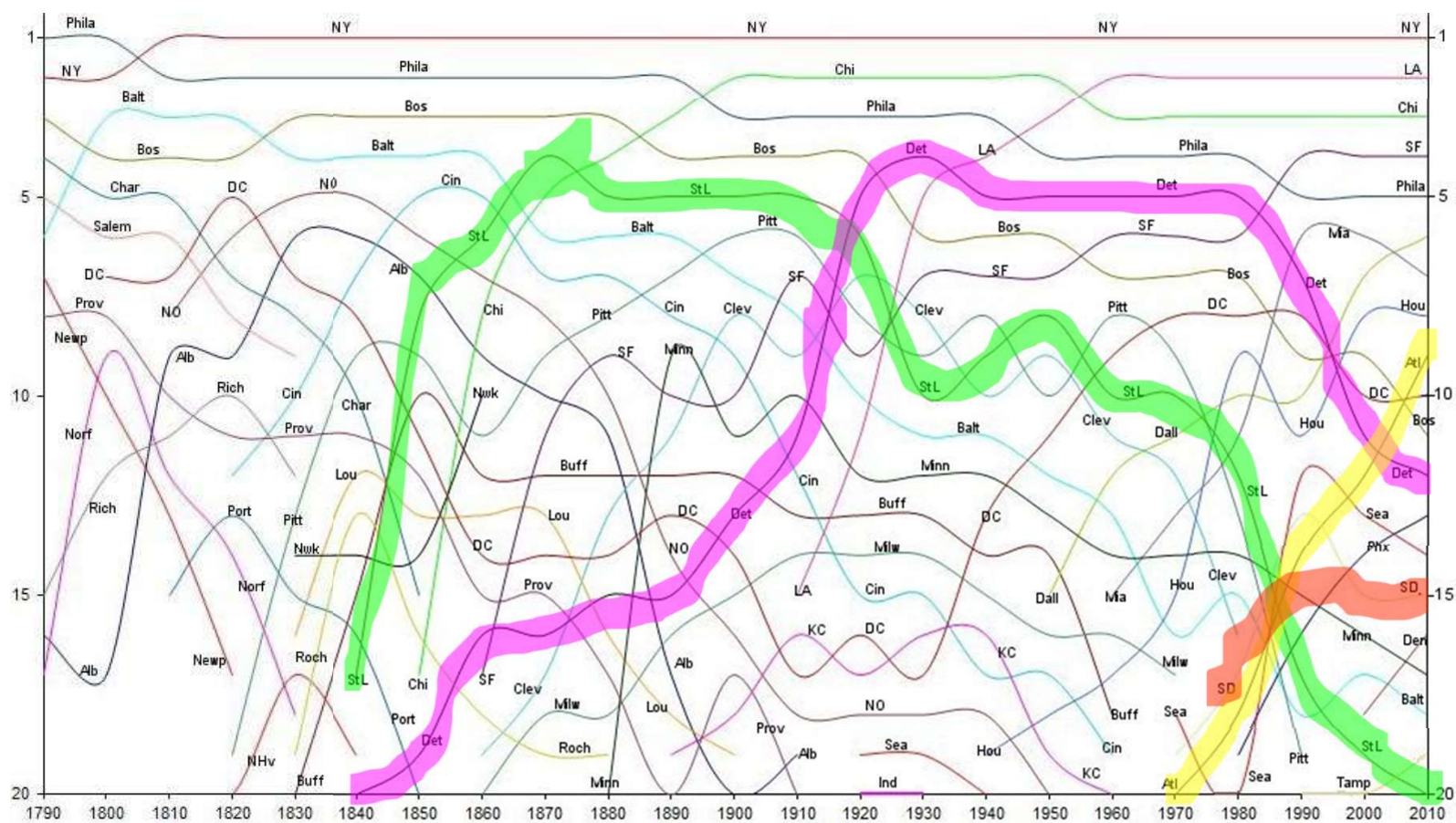
Source: Woods and Poole



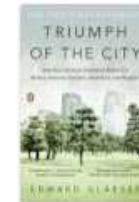


# The Rise and Fall of Metros

*Rank in Total Population (Top 20) 1790-2010*



<http://www.peakbagger.com/pbgeog/histmetropop.aspx>

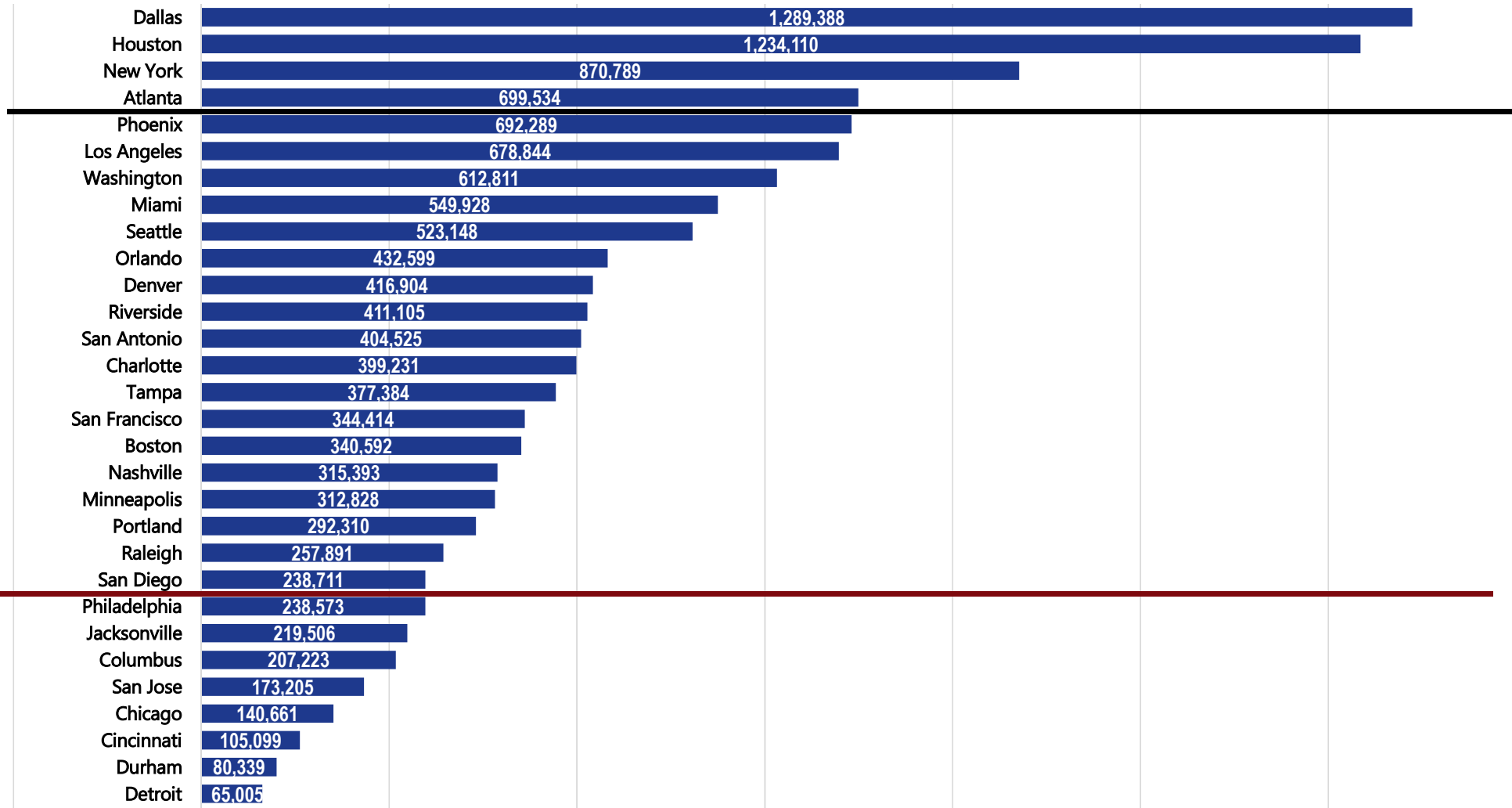


# Population Growth, 2010-2019

Source: ESRI Demographics 2019

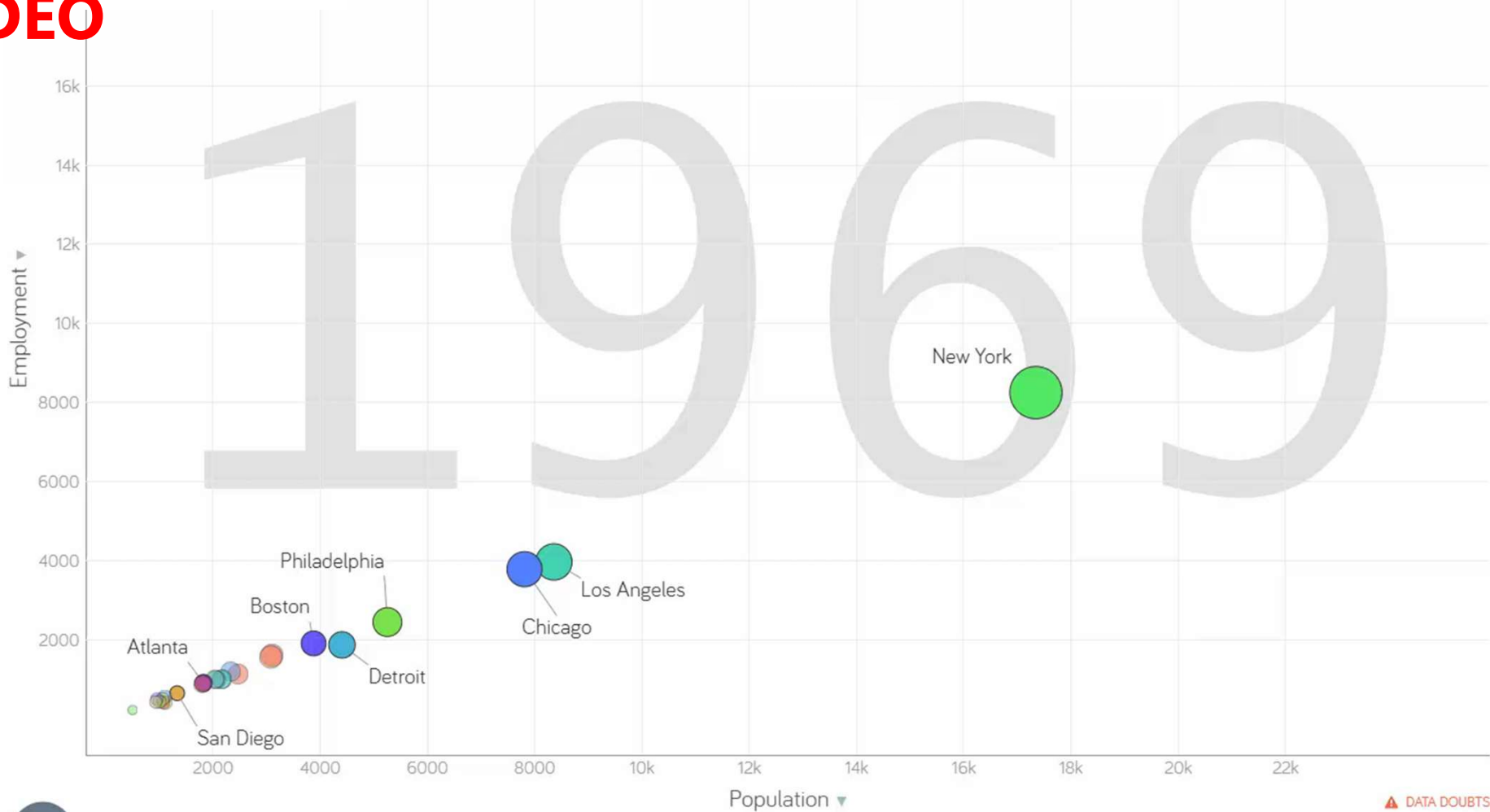


regional impact + local relevance



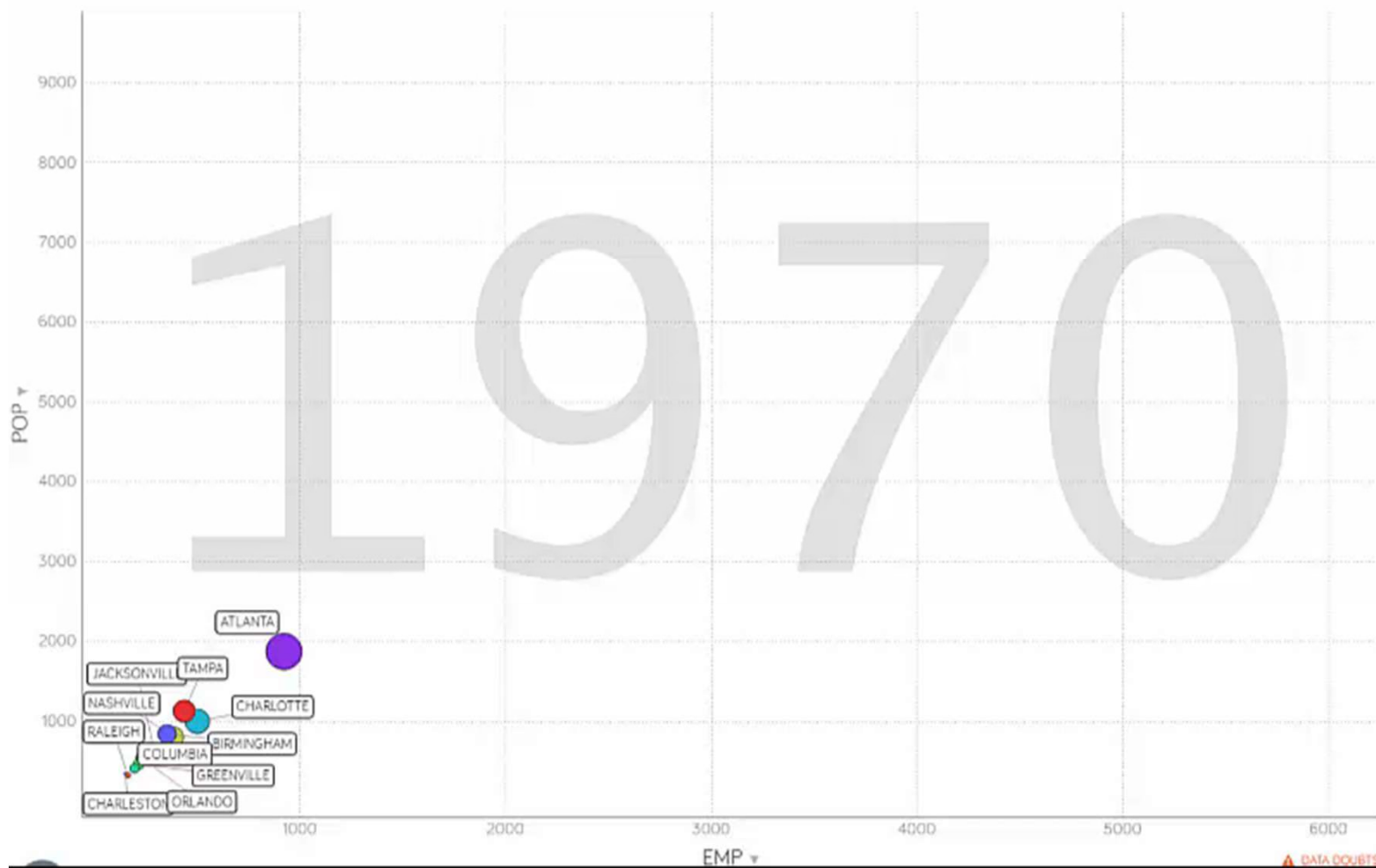


# Metro Growth VIDEO

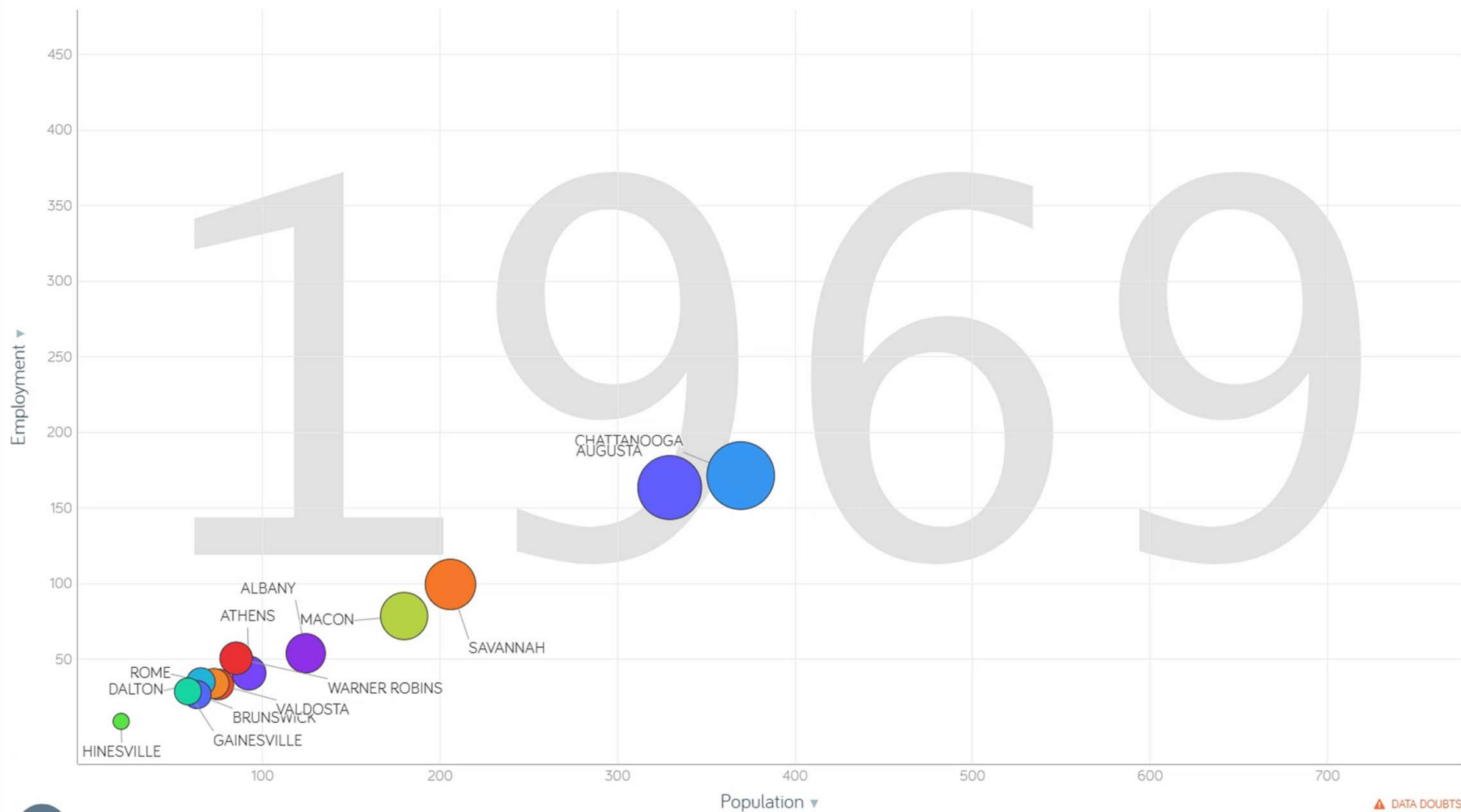


# SE Metros

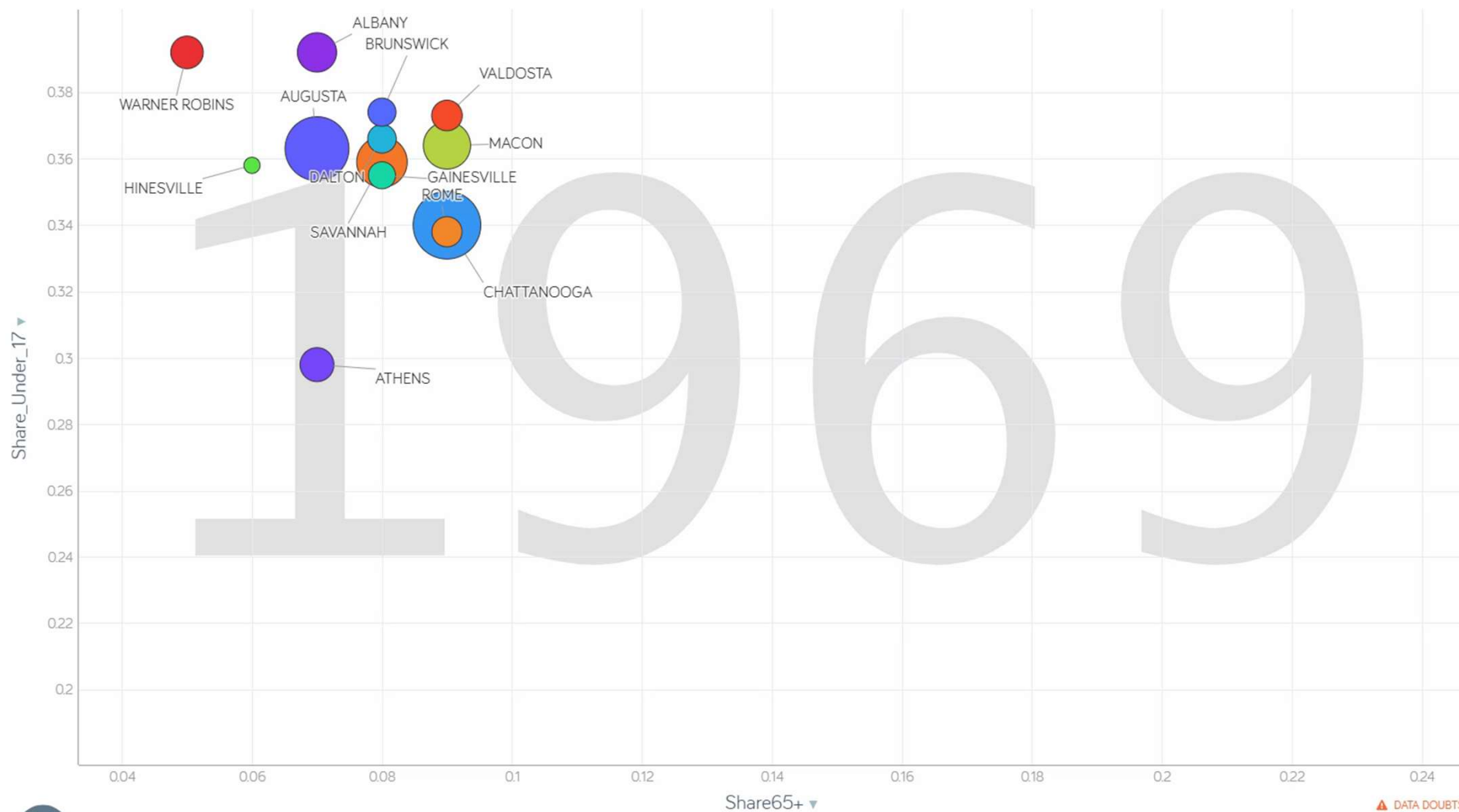
## VIDEO



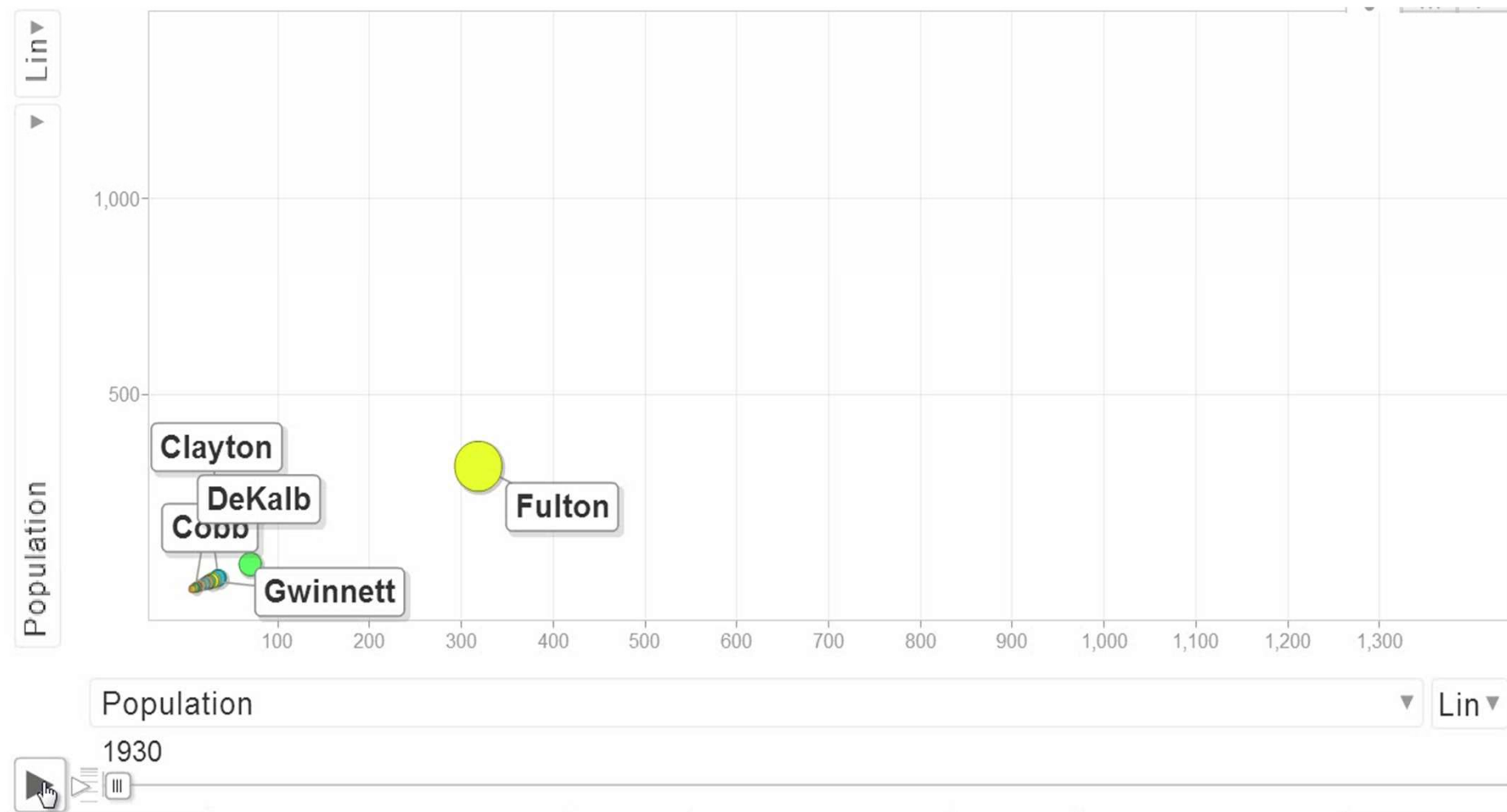
# GA Metros minus Atlanta (VIDEO)



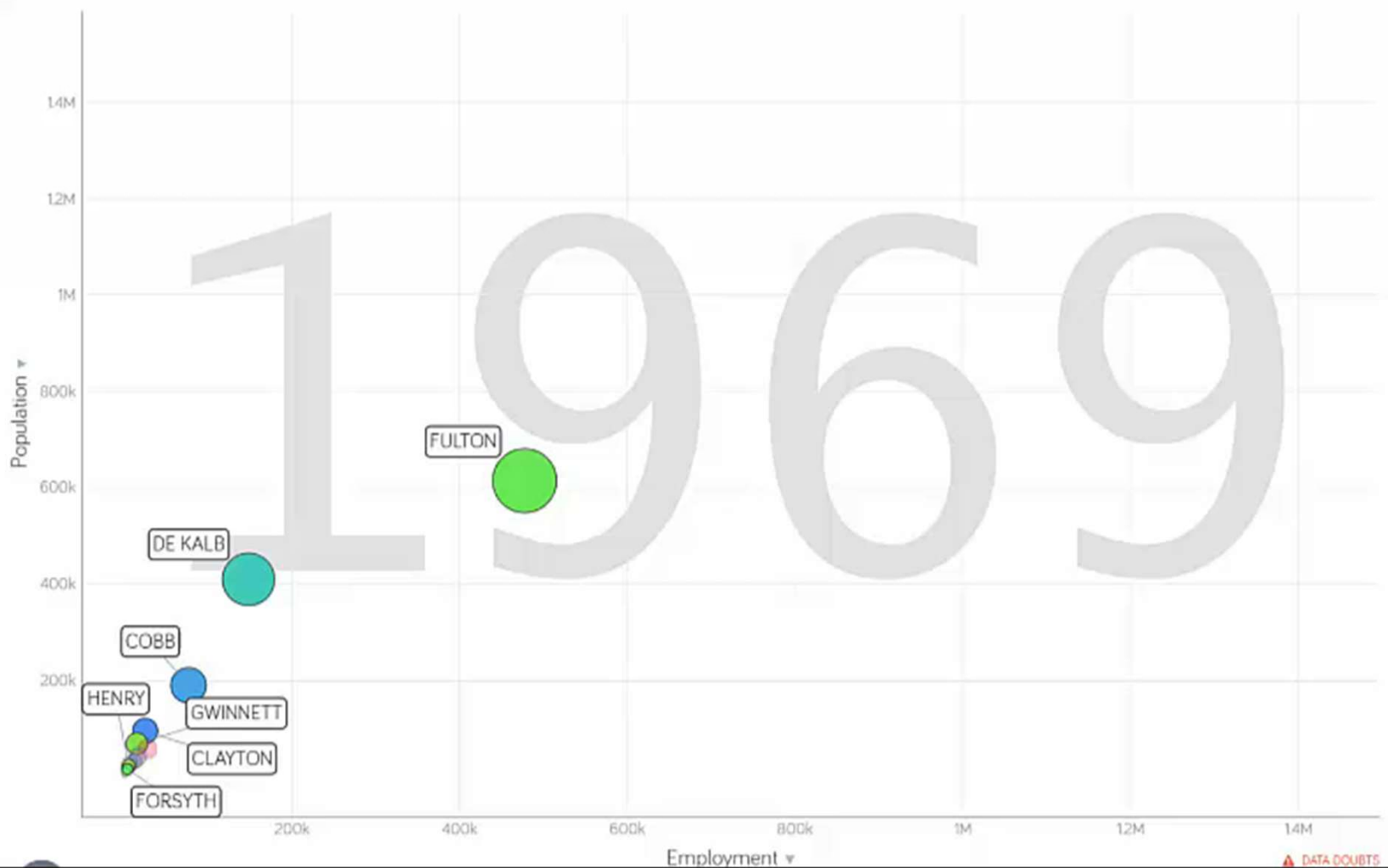
# GA Metros minus Atlanta (VIDEO) Aging



# 120 Years of Growth **VIDEO** *OLD Forecasts*

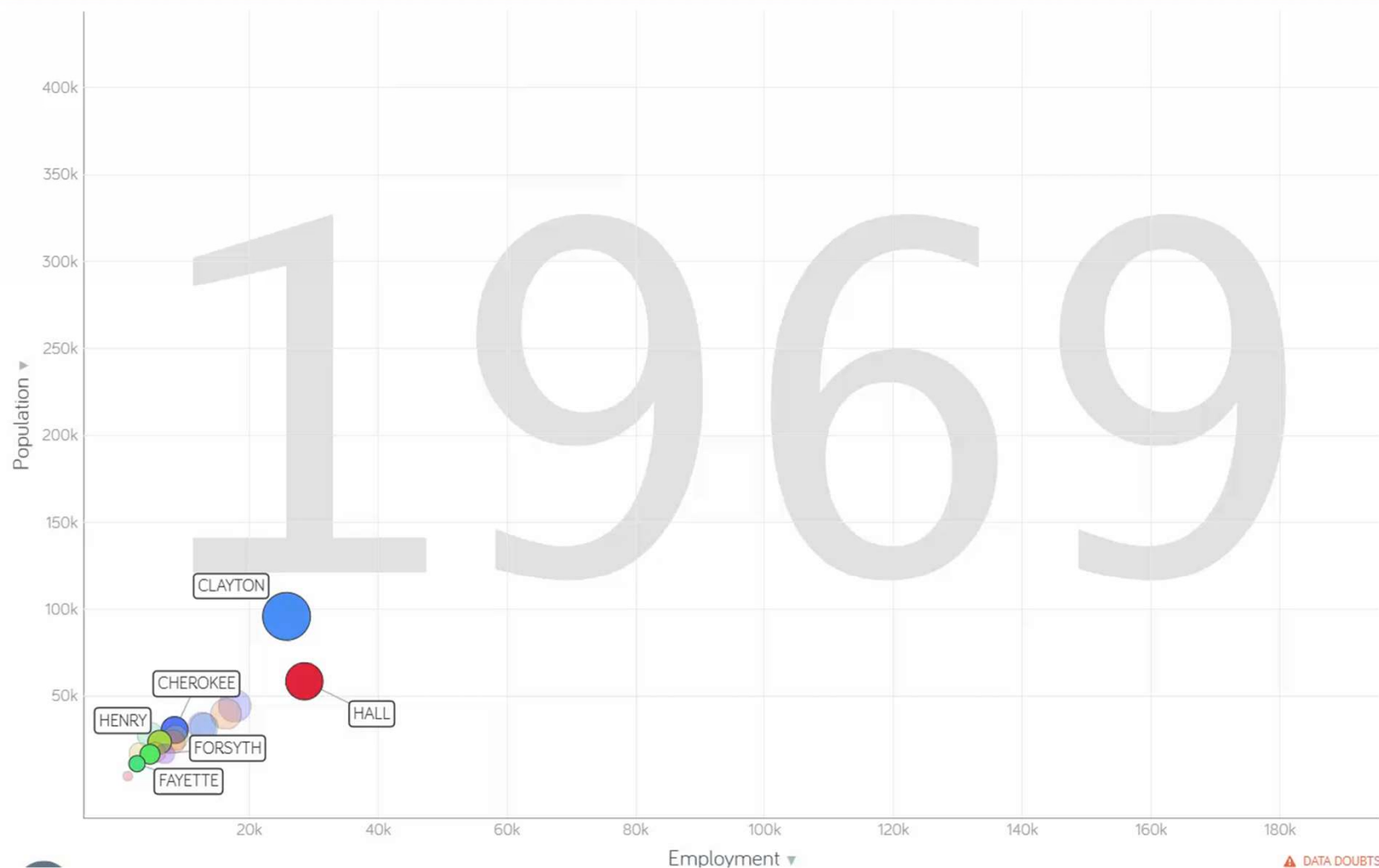


# All Metro Counties *Series 16 Forecast Draft* Video



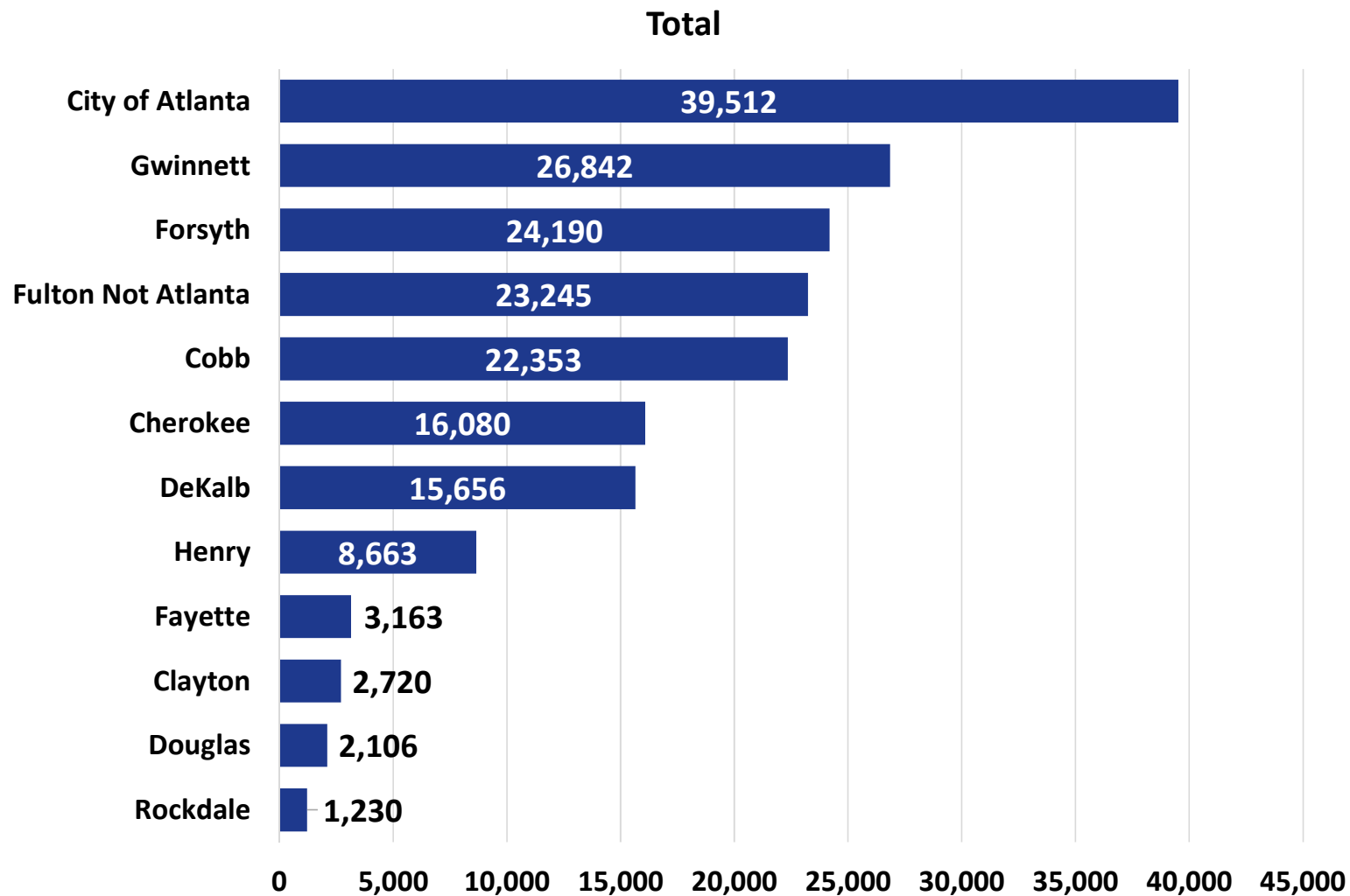
Source: Census, ARC Forecast S16 Draft 2050

# Metro Counties2 (without Fulton, Gwinnett, Cobb, DeKalb) **Video**



Source: Census, ARC Fo

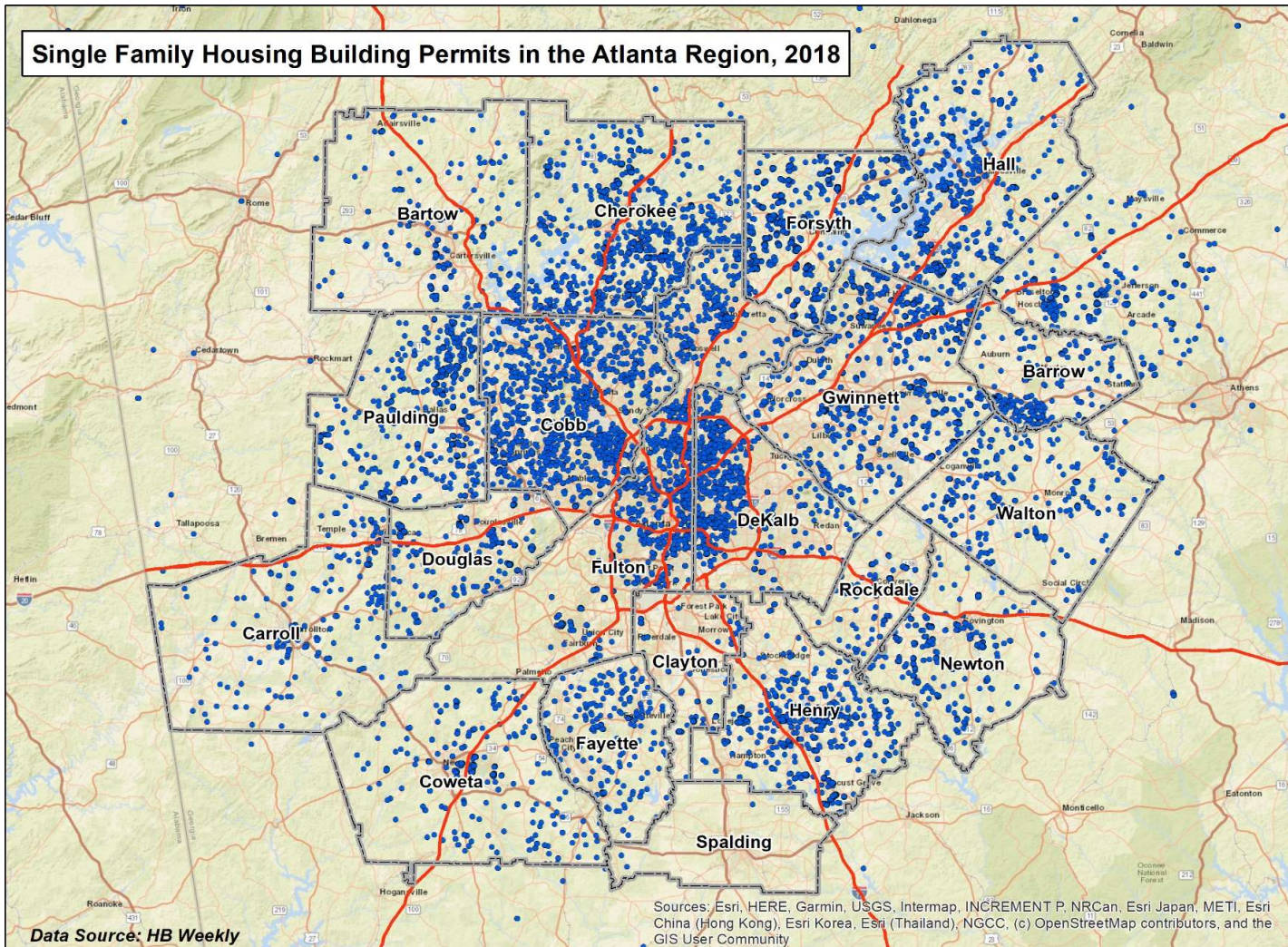
# Building Permit Trends 2010-2018



Source: State of the Cities Database (SOCDS)

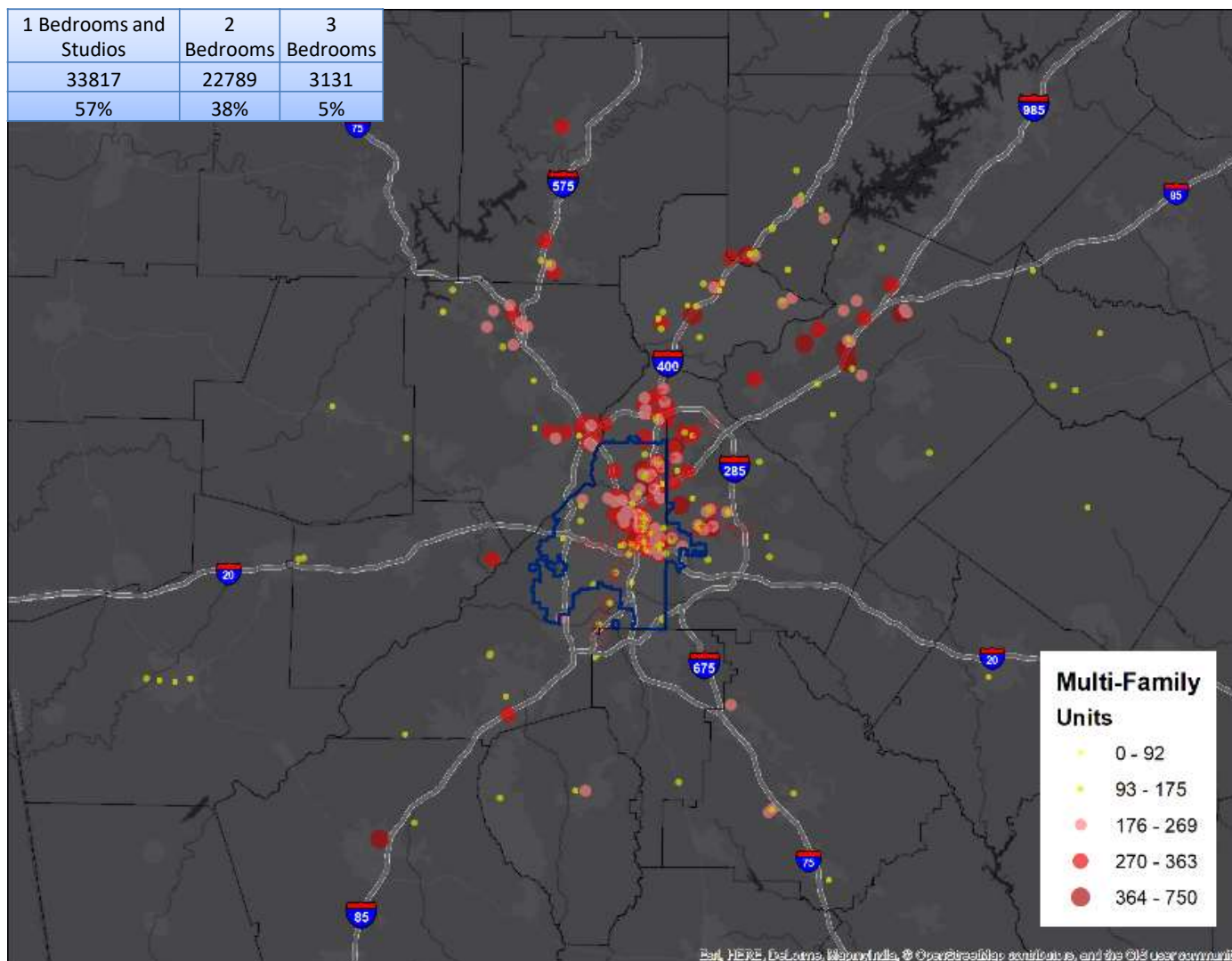


# Where are we building?



# Multi- Family Construction since 2010

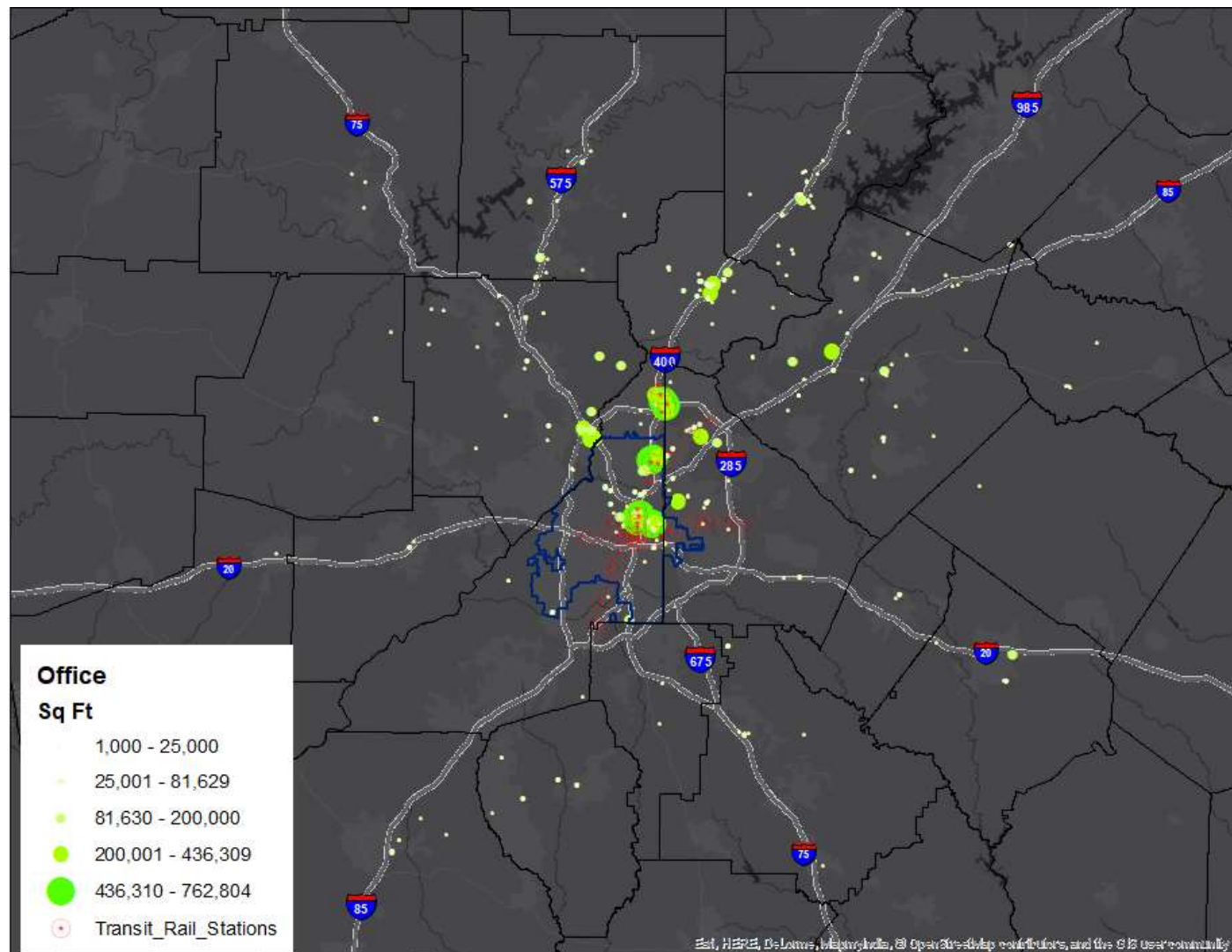
1 Bedrooms and Studios	2 Bedrooms	3 Bedrooms
33817	22789	3131
57%	38%	5%

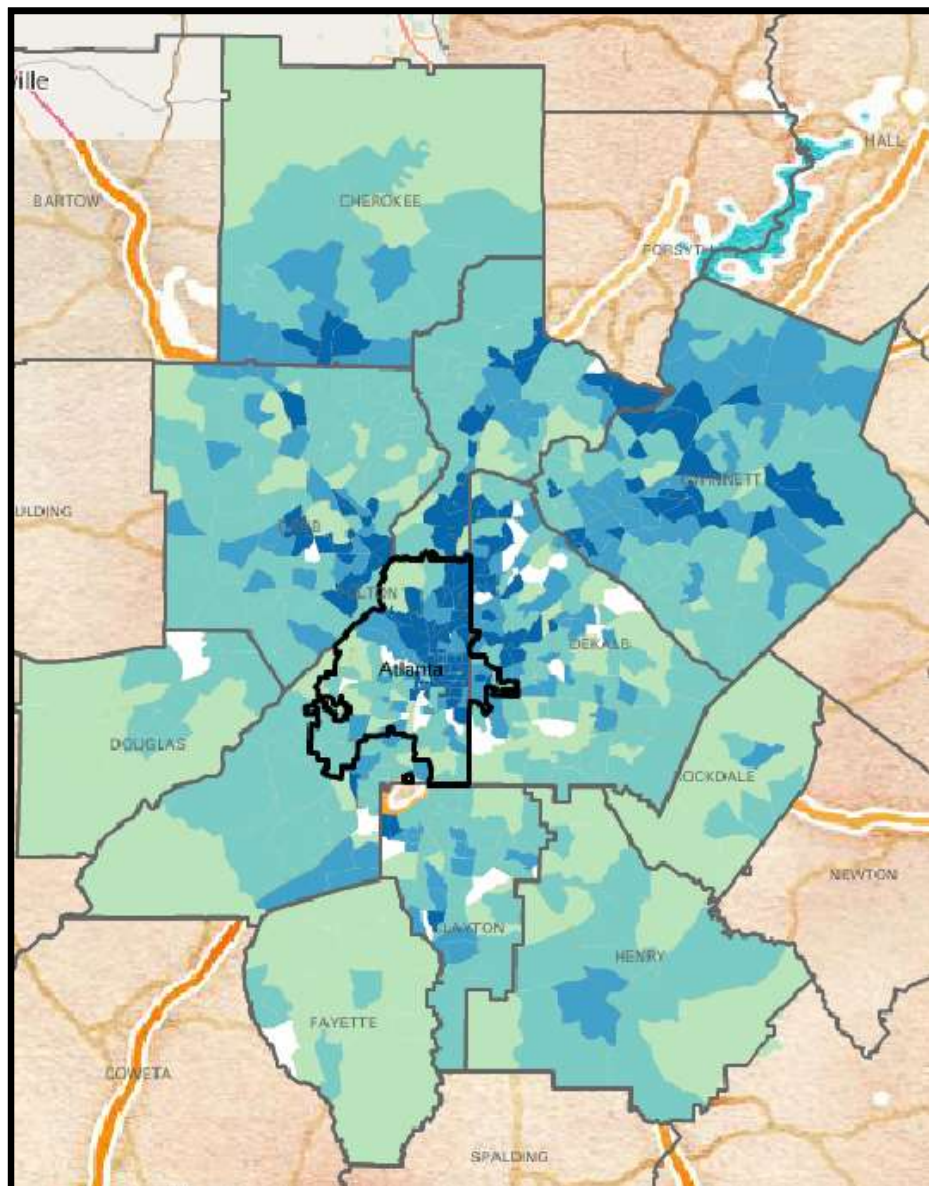




# Office Construction since 2010

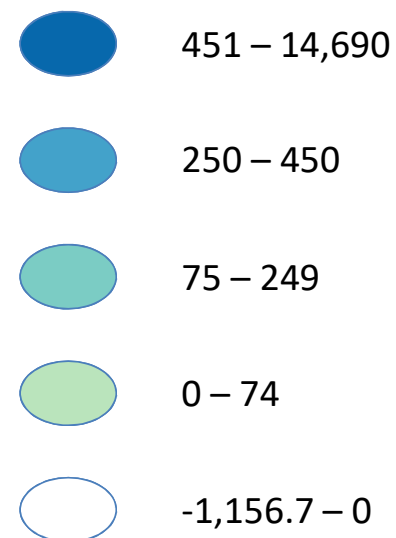
Source: CoStar; All Completed or Under Construction since 2010





# Where Population Growth is Going—Density 2010-2019

Population Change Per Square  
Mile: 2010 to 2019

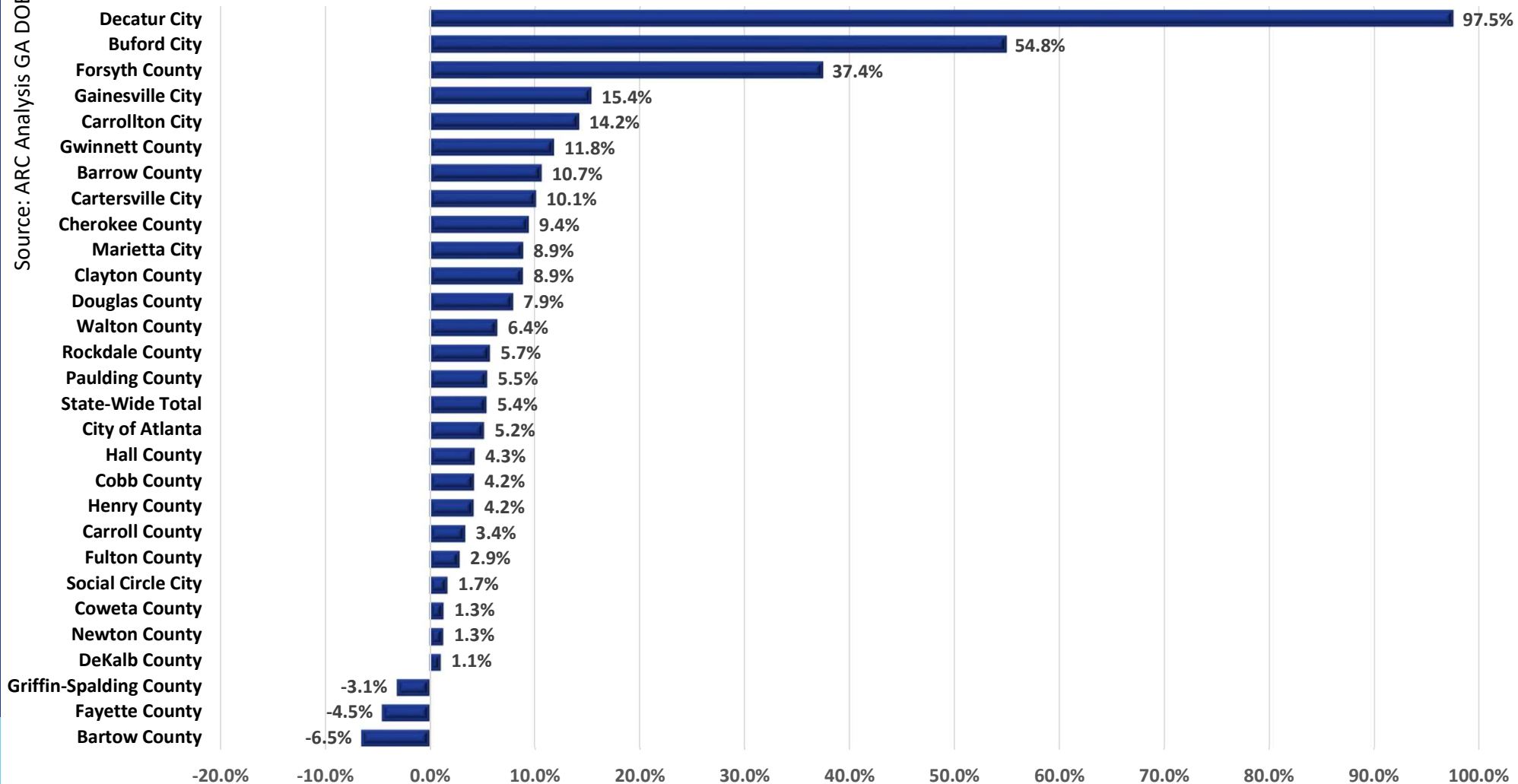


Source: ESRI (small-area population estimates)

# Change in School Enrollment, 2010-2018 %

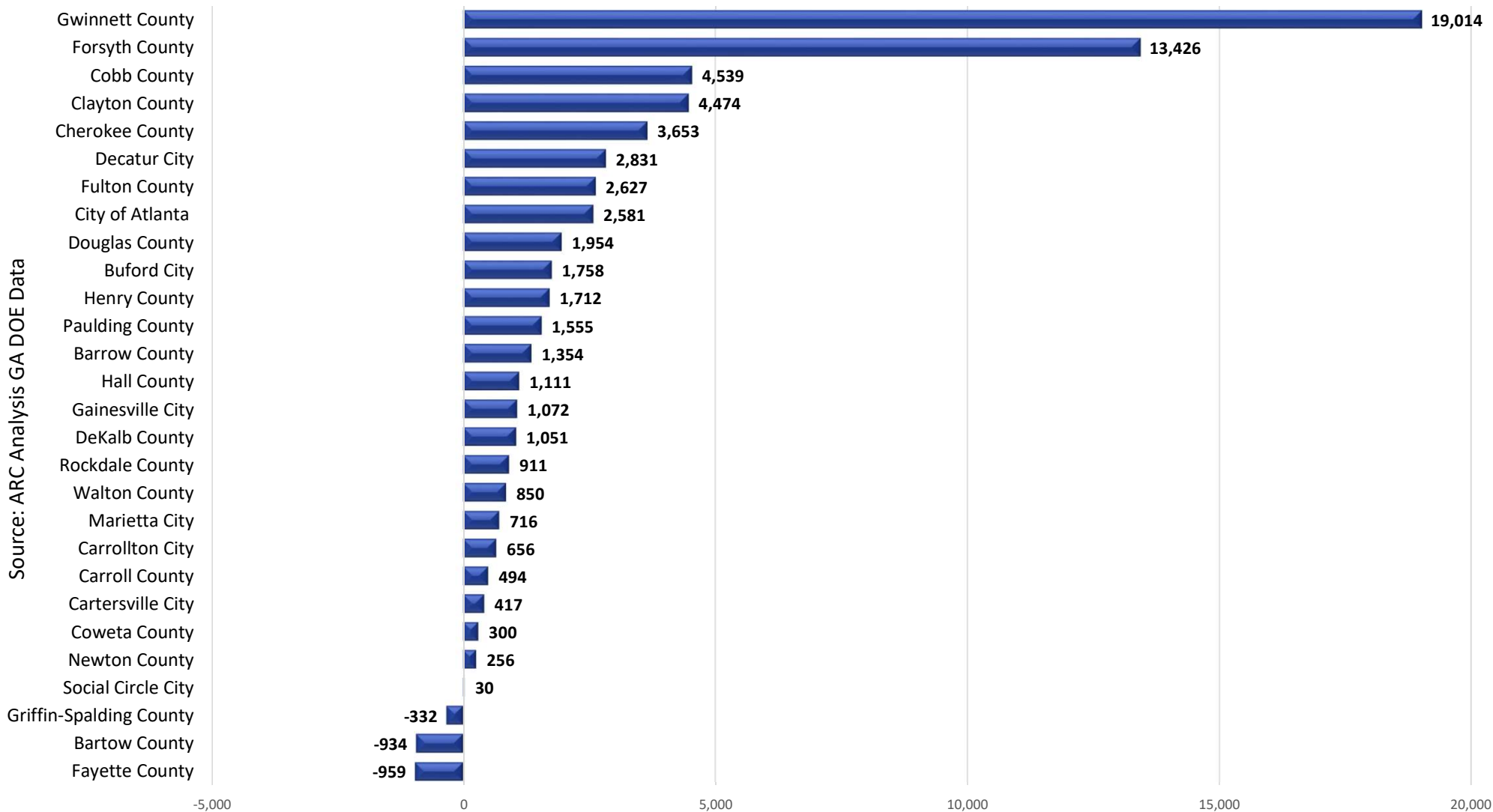
Source: ARC Analysis GA DOE Data

Percent Change in Enrollment: 20-County School Districts (and State)



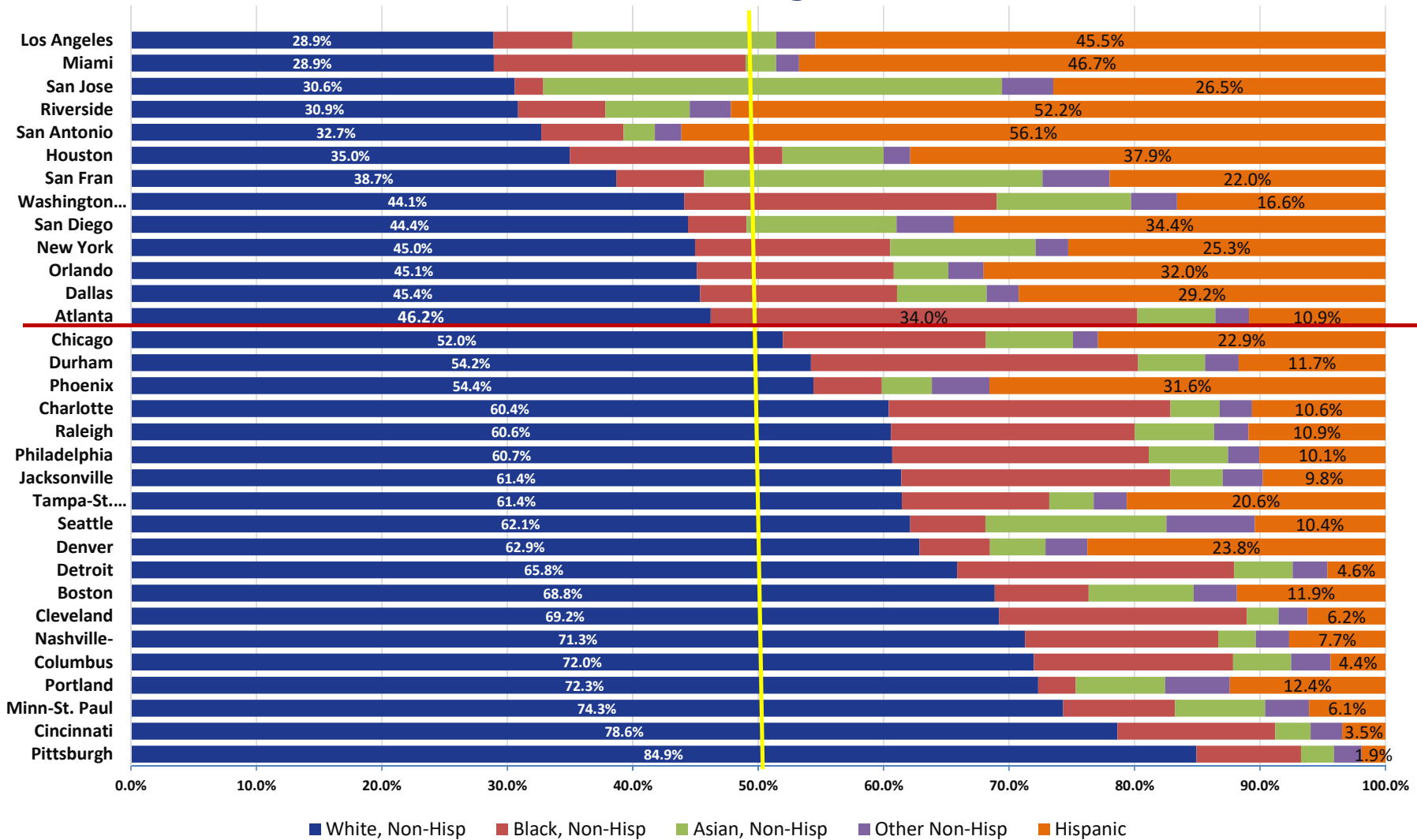
# Change in School Enrollment, 2010-18

Source: ARC Analysis GA DOE Data



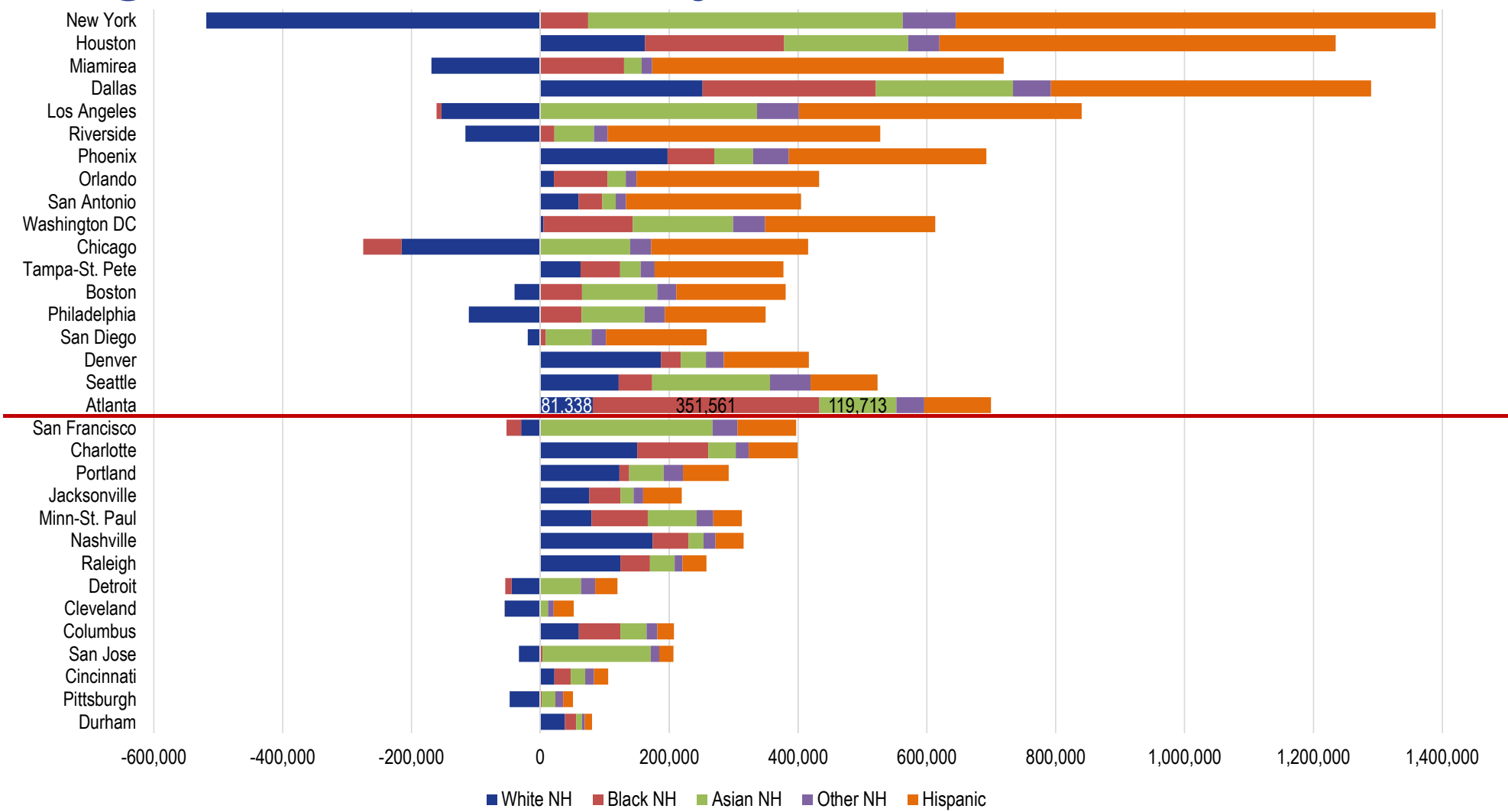
# Demographics and Socioeconomi cs

## Metro Race and Ethnicity (Select)

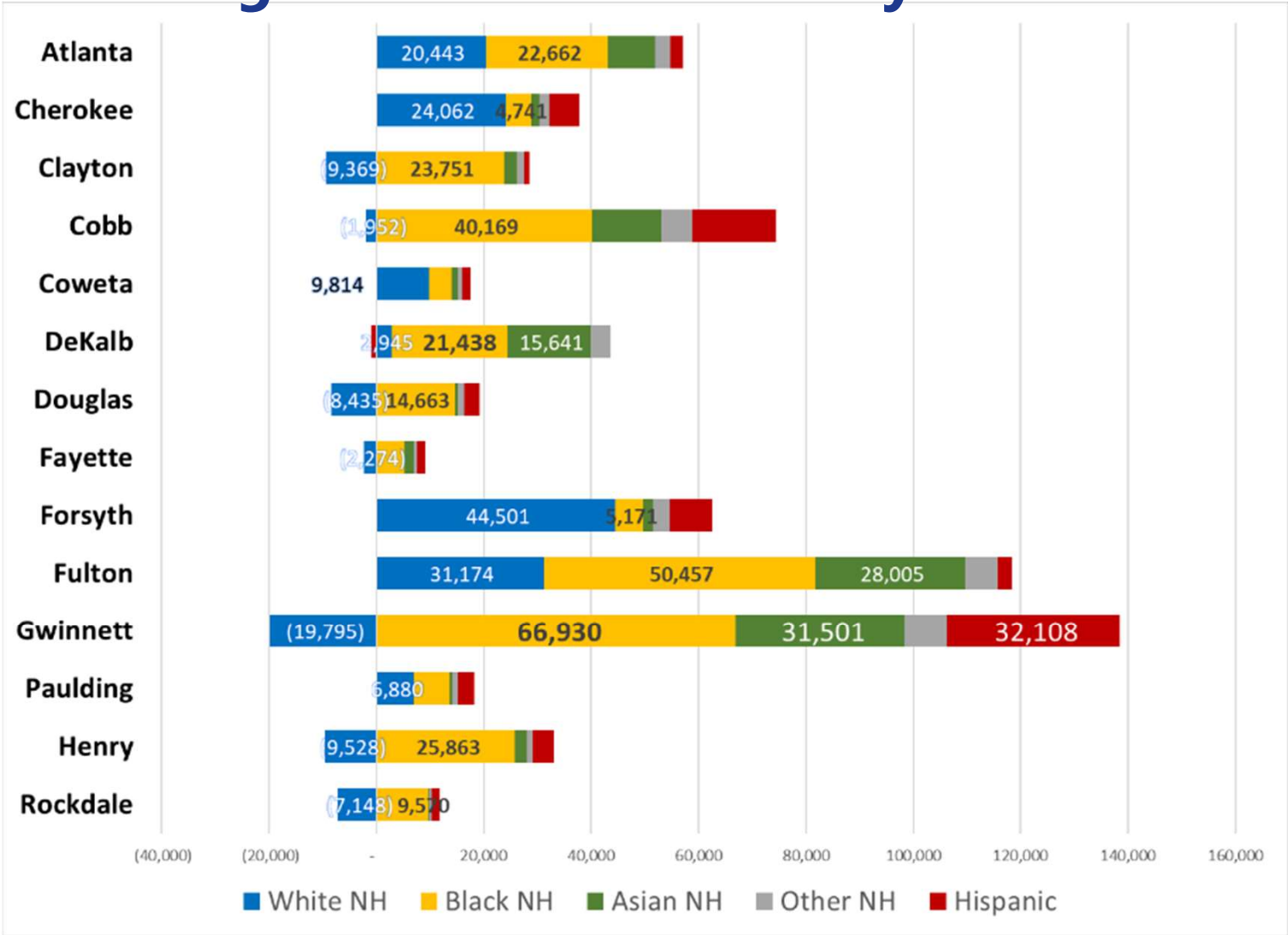




# Change in Race and Ethnicity 2010-2019

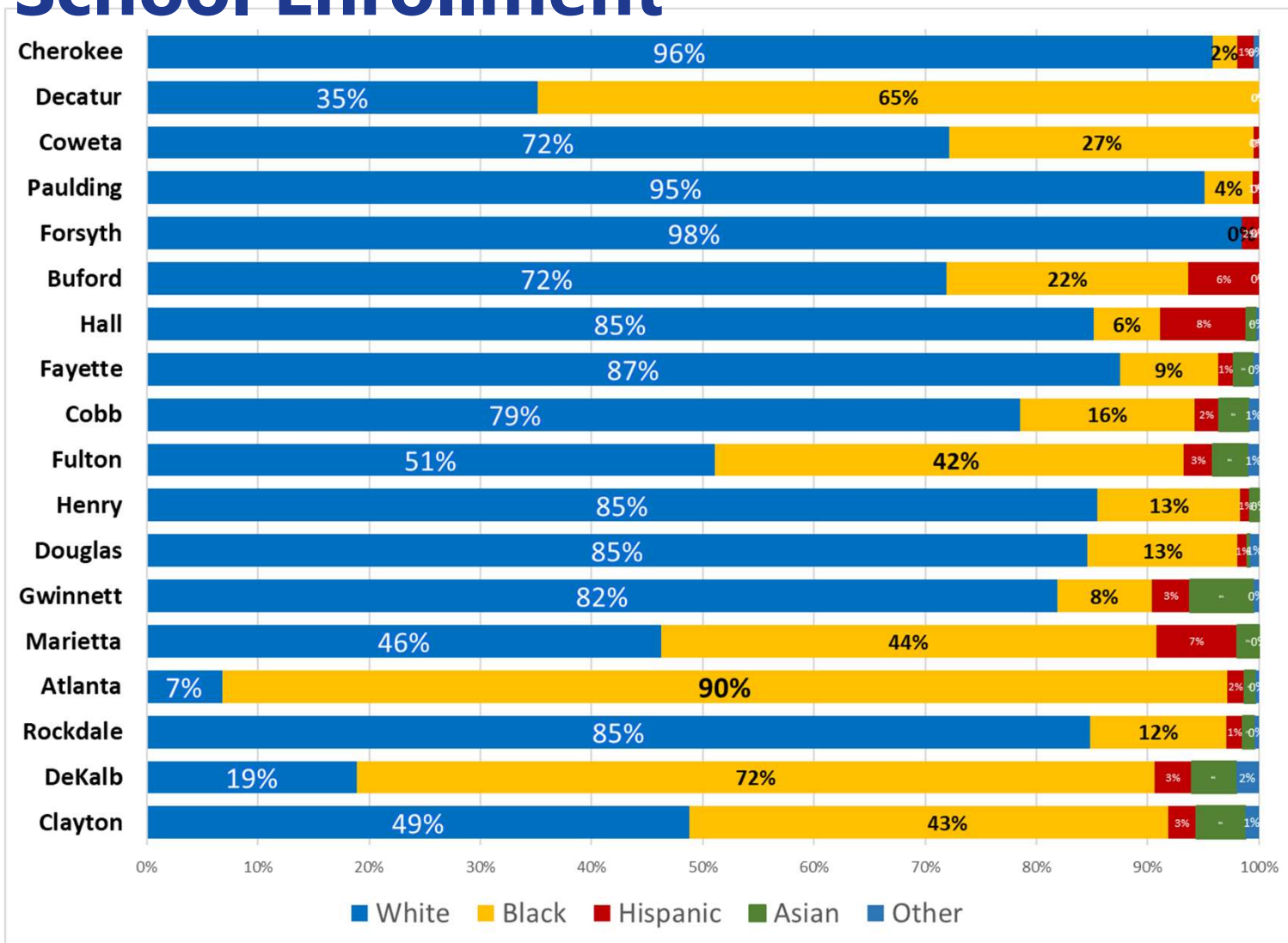


# Change in Race and Ethnicity 2010-2018



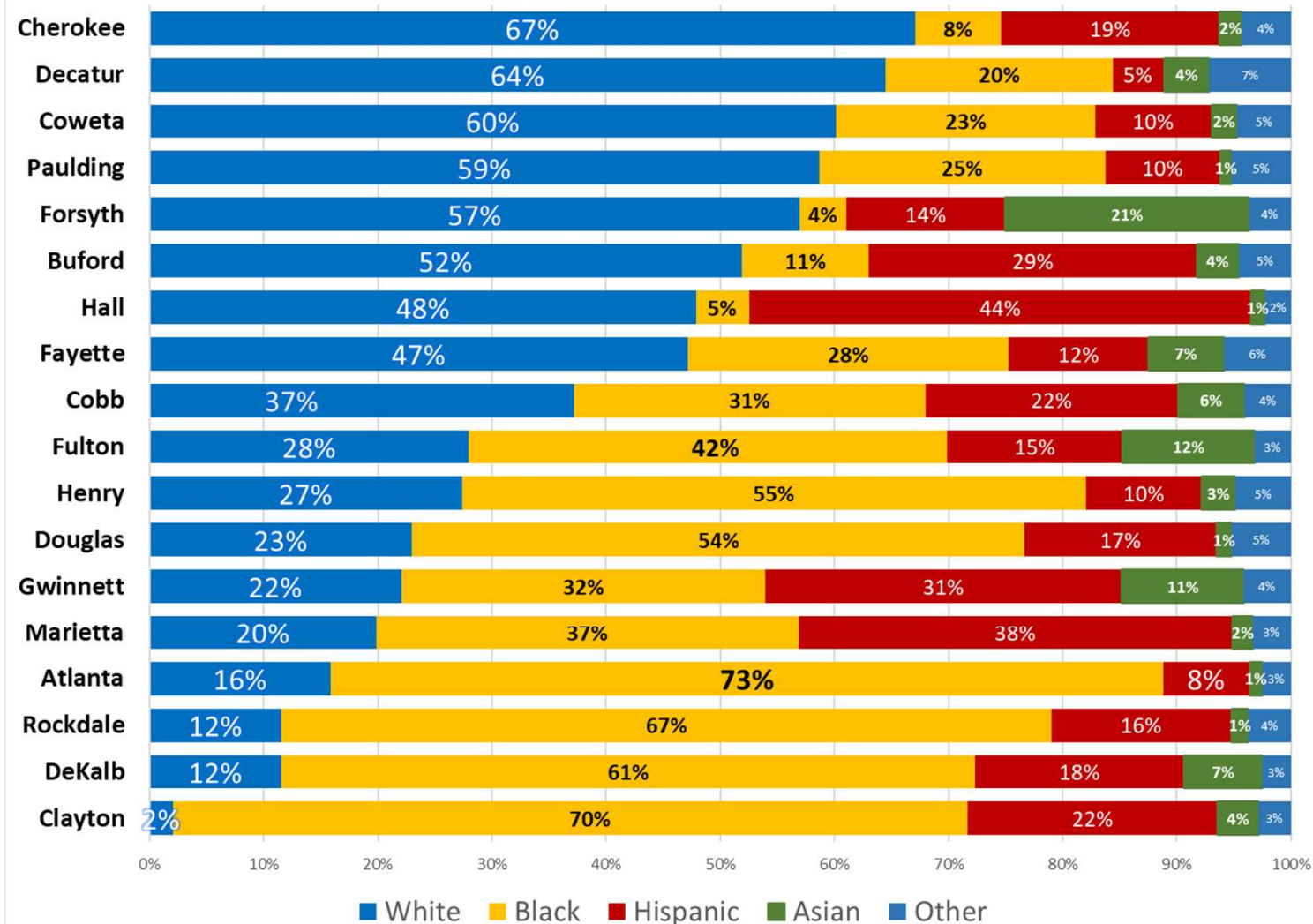
# 1995 School Enrollment

Source: ARC Analysis GA DOE Data

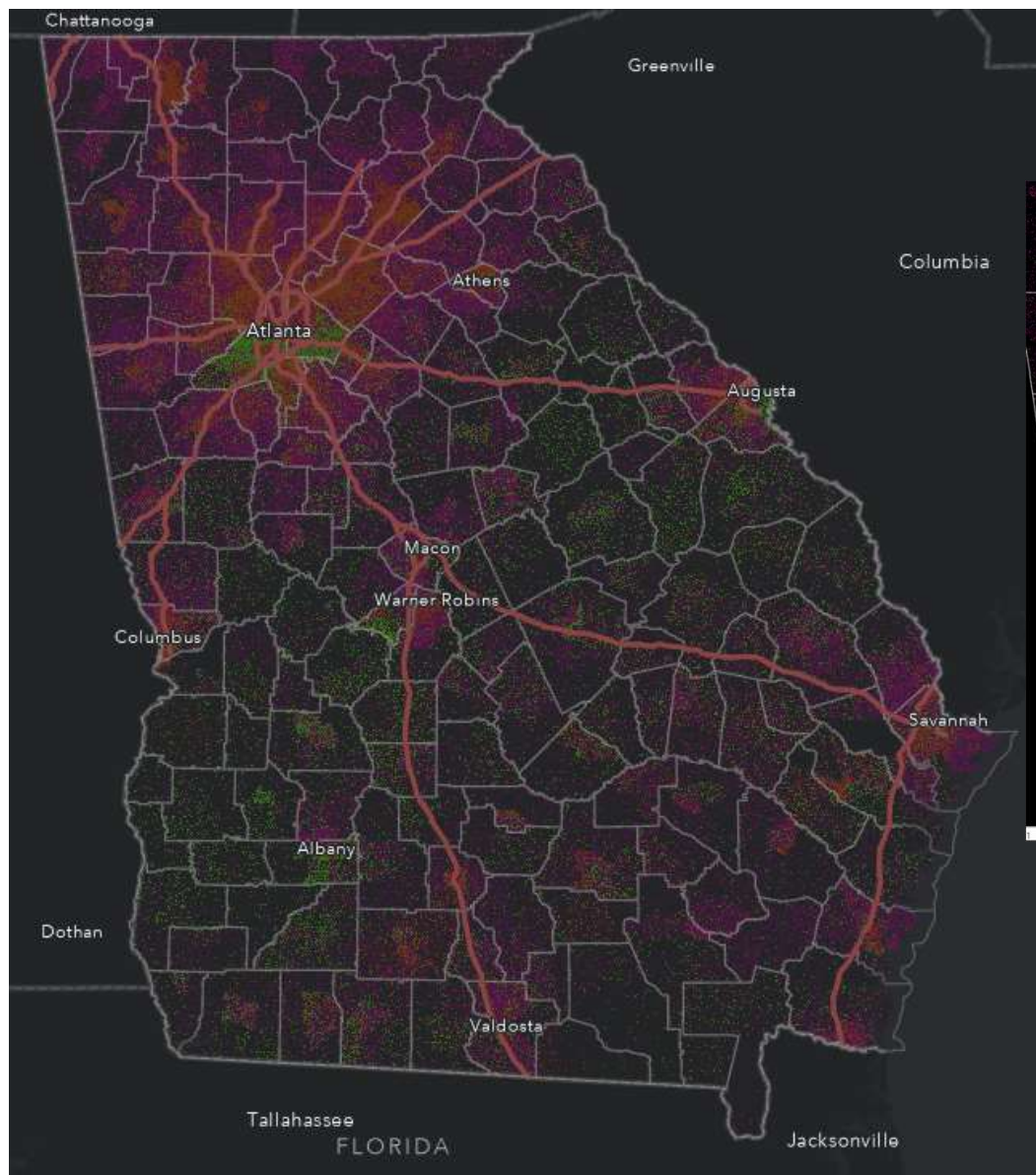


# 2018 School Enrollment

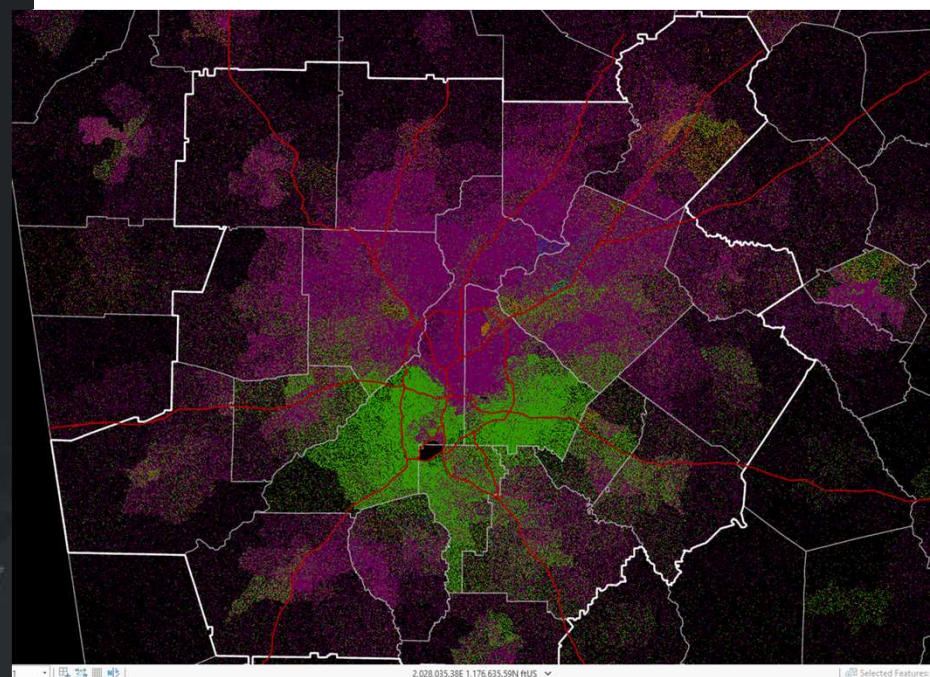
Source: ARC Analysis GA DOE Data







# Race and Ethnicity 2018

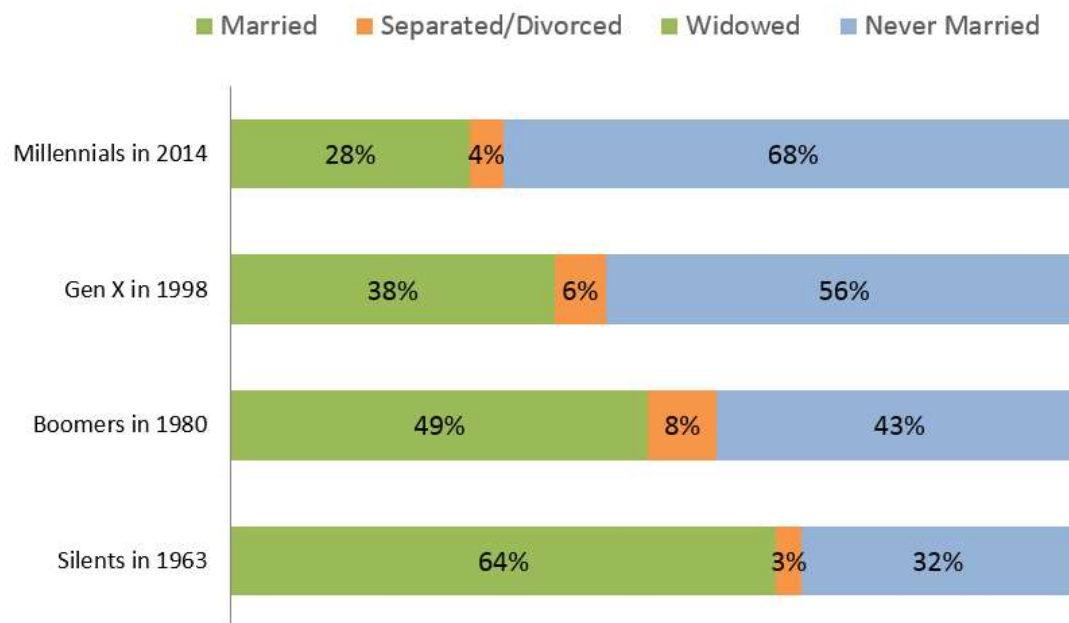


- White non-Hispanic
- Black Alone
- Native Americans Alone
- Asian Alone
- Pacific Alone
- Two or More Races
- Hispanic Population

# Age

# Marry Me?

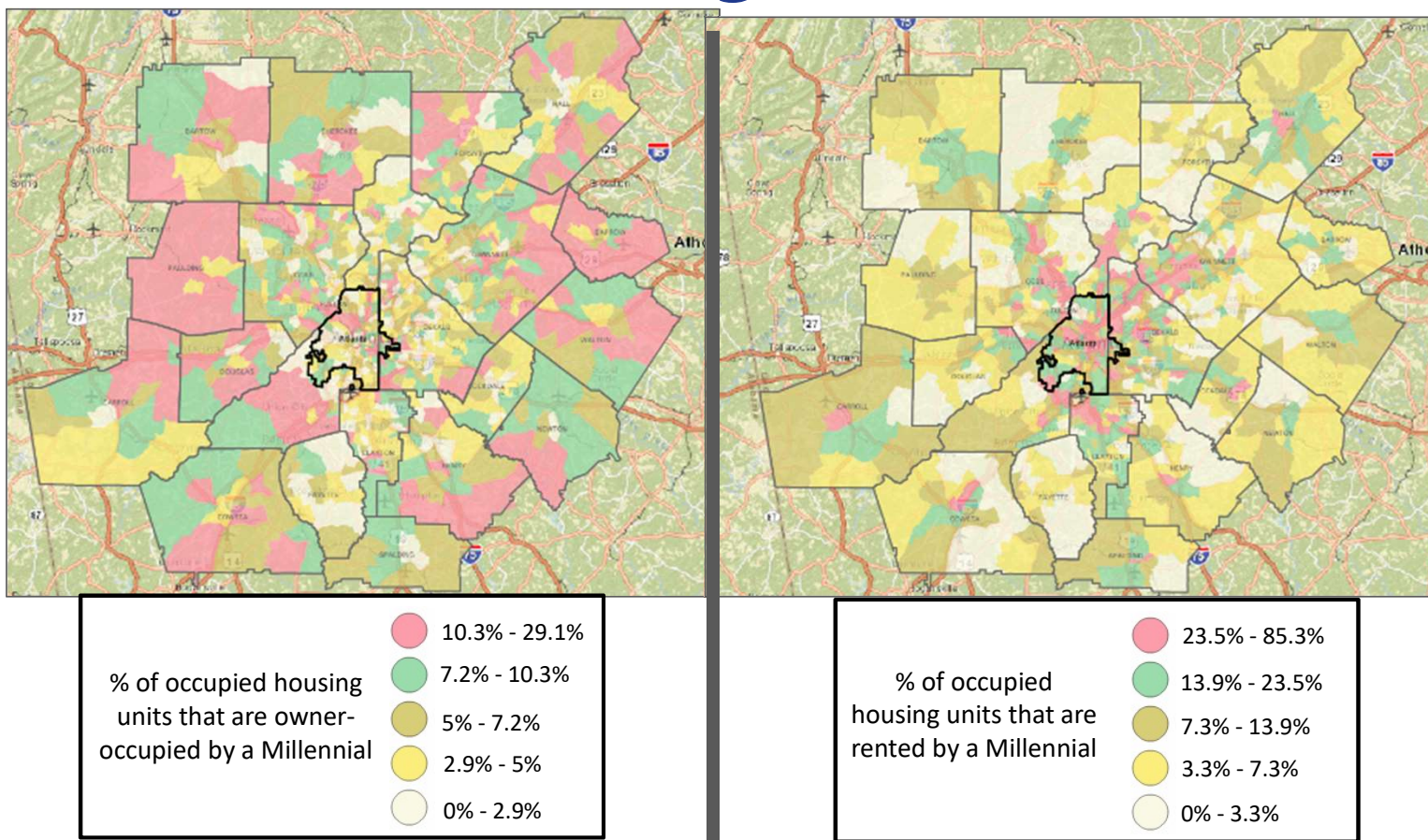
Marital Status when they were ages 18-33



Source: Pew Research Center tabulations of the 2014 March Current Population Survey from the Integrated Public Use Microdata Series (IPUMS)



# Millennials and Housing Choice



*This map set was made by a Millennial..*

Source: ACS 10-14 Using occupied housing units, and owner occupied/renter occupied with householders age 15-24 and 25-34 together



# Age 25--34 Annual Average Net Migration, 2012-2017\*

Source: William H Frey analysis of the 5 year American Community Survey 2013-2017 (released December 2018)

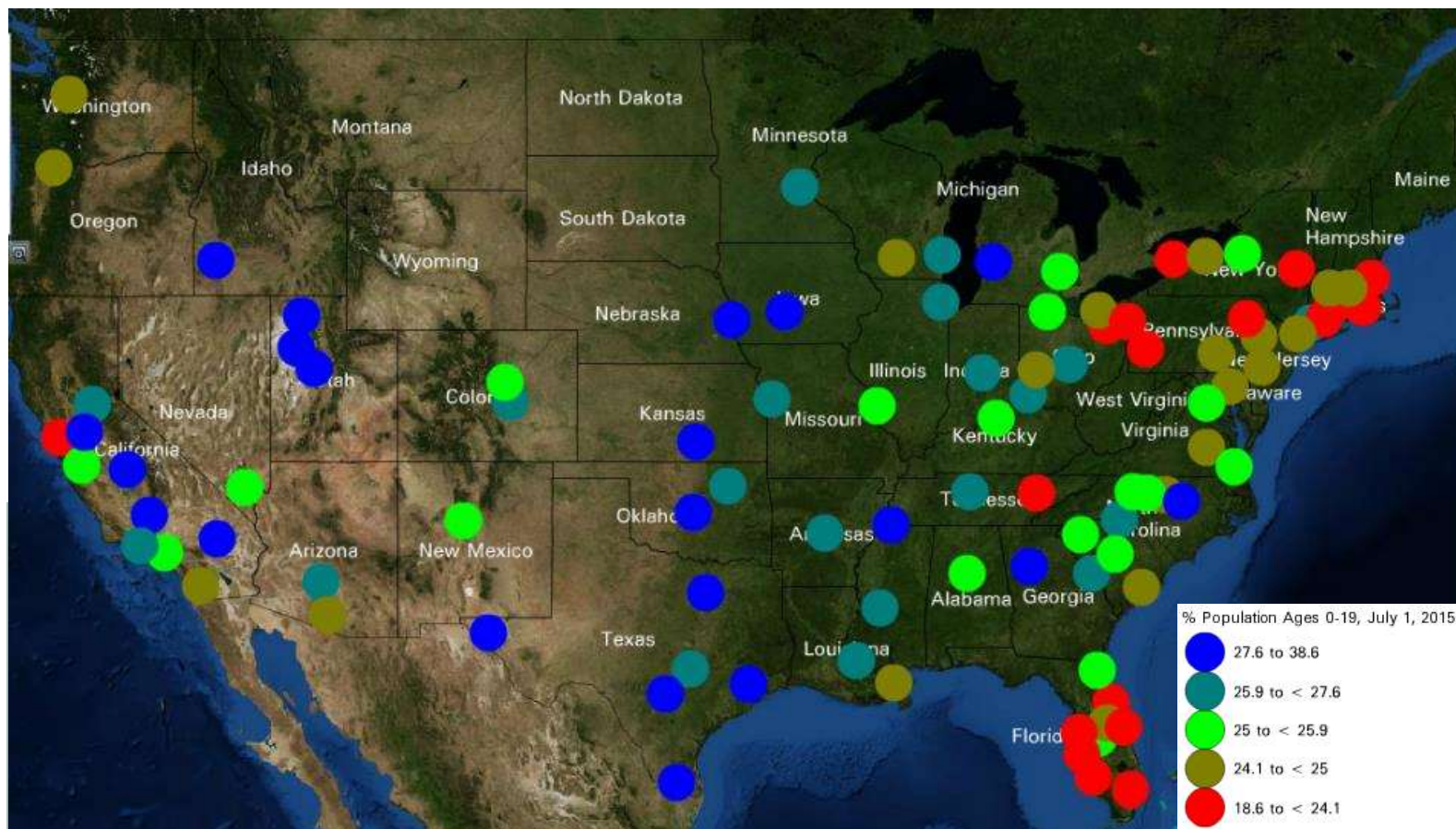
	Avg Annual Net Migration	Age 25-34: Percent College Grads***		Avg Annual Net Migration
Metropolitan Area			State	
1 Houston-The Woodlands-Sugar Land, TX Metro Area	14,767	33%	1 Texas	32,398
2 Denver-Aurora-Lakewood, CO Metro Area	12,667	46%	2 Washington	18,174
3 Dallas-Fort Worth-Arlington, TX Metro Area	12,665	35%	3 Colorado	16,156
4 Seattle-Tacoma-Bellevue, WA Metro Area	11,244	45%	4 Oregon	7,542
5 Austin-Round Rock, TX Metro Area	8,933	45%	5 Arizona	5,742
6 Charlotte-Concord-Gastonia, NC-SC Metro Area	8,024	39%	6 Nevada	5,665
7 Portland-Vancouver-Hillsboro, OR-WA Metro Area	7,203	41%	7 Florida	5,459
8 Riverside-San Bernardino-Ontario, CA Metro Area	6,849	17%	8 North Carolina	3,835
9 Phoenix-Mesa-Scottsdale, AZ Metro Area	6,682	29%	9 Tennessee	3,559
10 Nashville-Davidson--Murfreesboro--Franklin, TN Metro Area	5,742	42%	10 Georgia	3,355
11 Atlanta-Sandy Springs-Roswell, GA Metro Area	5,709	39%	11 New Hampshire	2,972
12 Columbus, OH Metro Area	4,682	42%	12 Minnesota	2,494
13 Las Vegas-Henderson-Paradise, NV Metro Area	4,479	21%	13 Missouri	1,528
14 Minneapolis-St. Paul-Bloomington, MN-WI Metro Area	4,168	47%	14 Virginia	1,344
15 Sacramento--Roseville--Arden-Arcade, CA Metro Area	4,166	31%	15 Maine	1,175
16 Raleigh, NC Metro Area	3,908	47%	16 Indiana	1,054
17 San Francisco-Oakland-Hayward, CA Metro Area	3,496	55%	17 Montana	960
18 Jacksonville, FL Metro Area	3,157	32%	18 Delaware	936
19 Orlando-Kissimmee-Sanford, FL Metro Area	3,010	34%	19 South Dakota	715
20 Kansas City, MO-KS Metro Area	2,621	41%	20 Alabama	619

\* average annual net domestic migration based on the analysis of the 5 year American Community Survey, 2013-2017

\*\* 53 Metropolitan Areas with populations exceeding 1 million persons

\*\*\* Percent College Graduates among persons age 25-34 in metropolitan area,

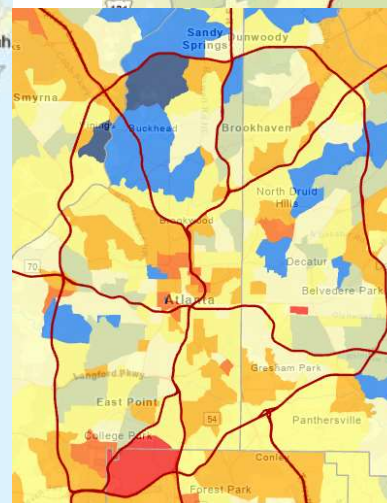
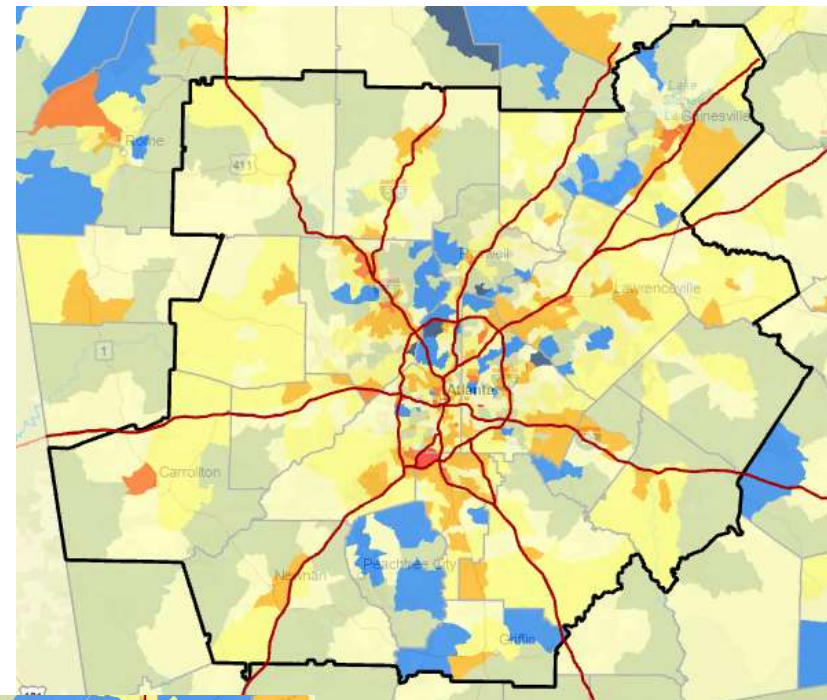
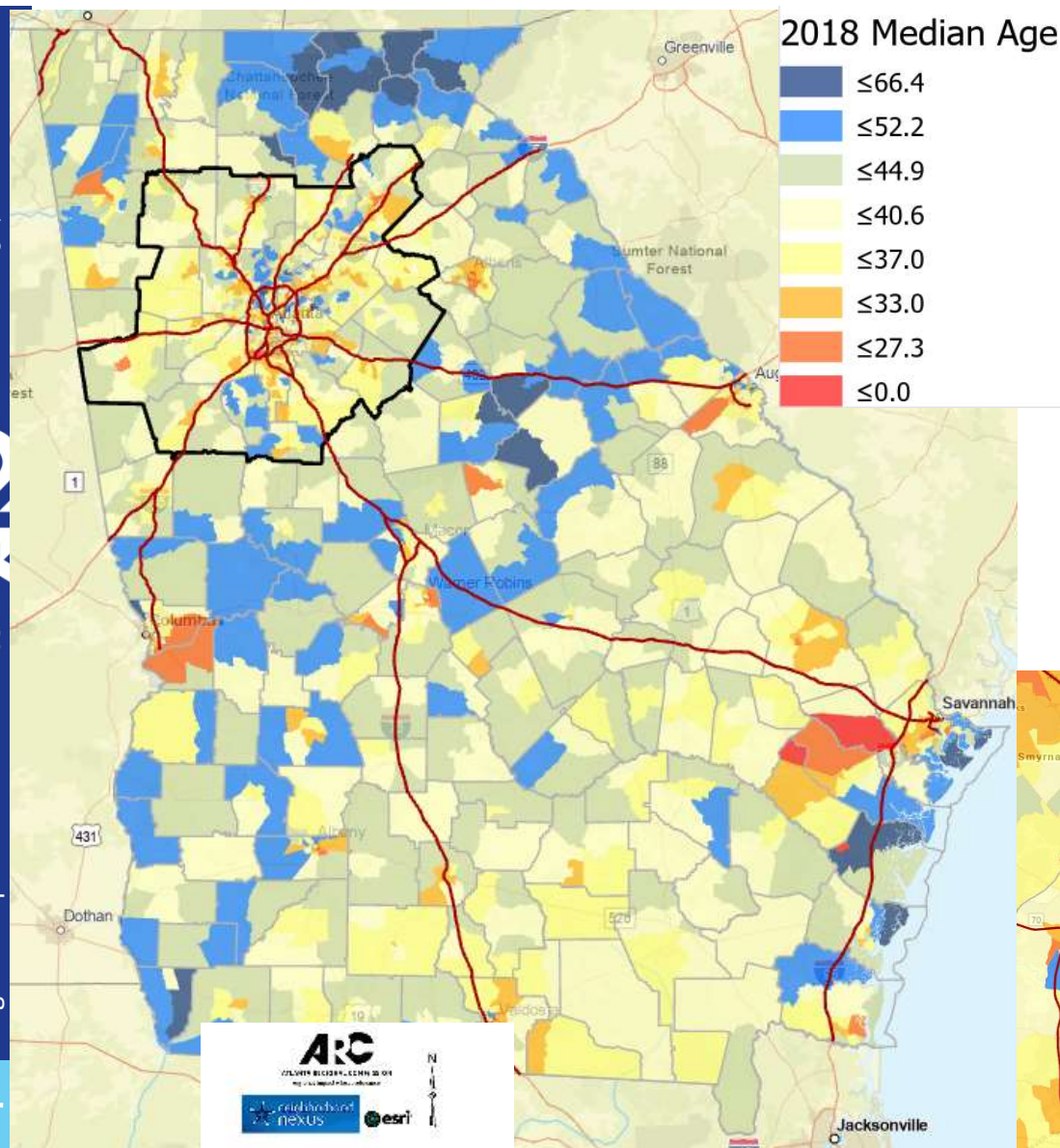
# Metro Atlanta One of the Youngest Metros in Nation (especially in the Southeast)



<http://www.neighborhoodnexus.org/100-largest-metros>

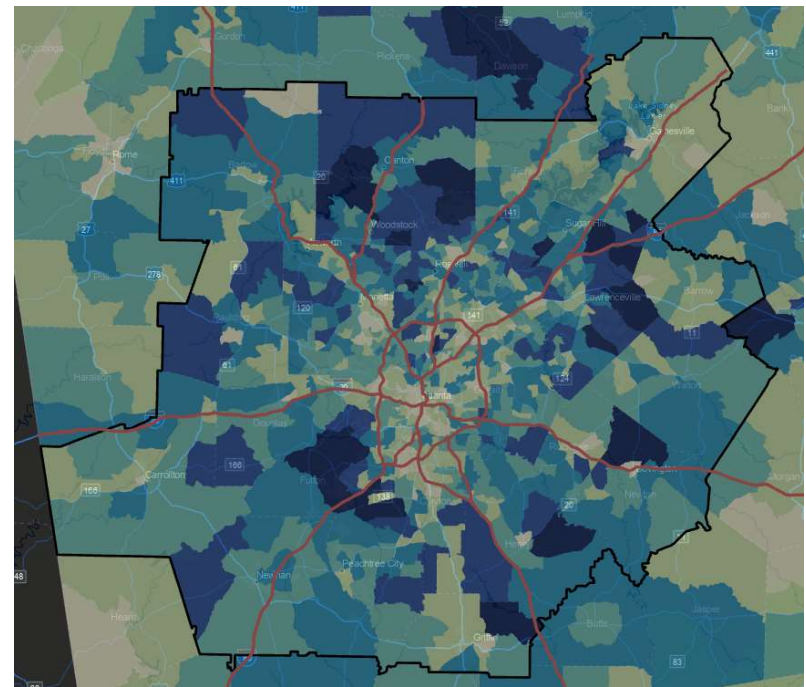
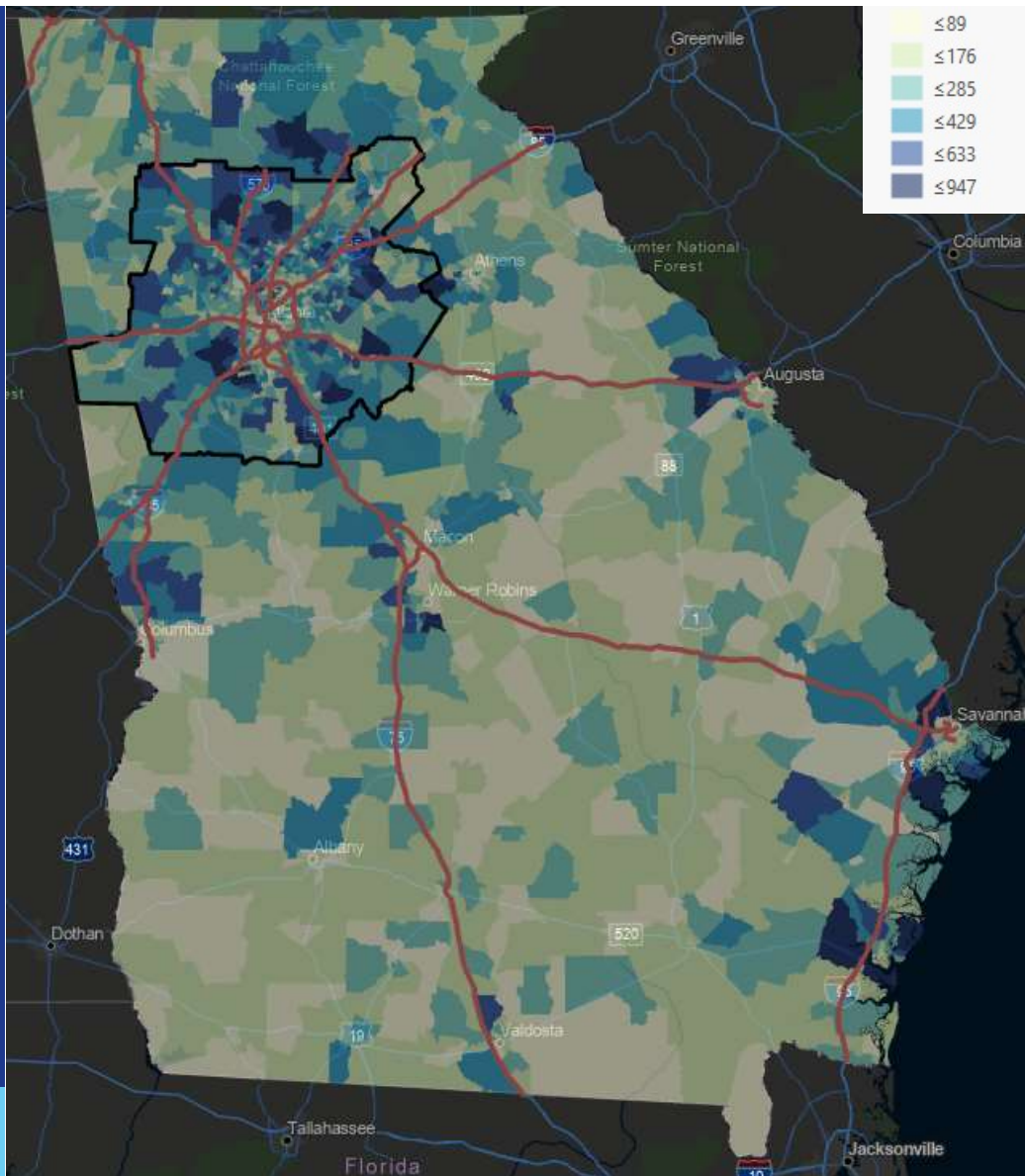
Source: US Census, via Neighborhood Nexus





**2018  
Median  
Age**



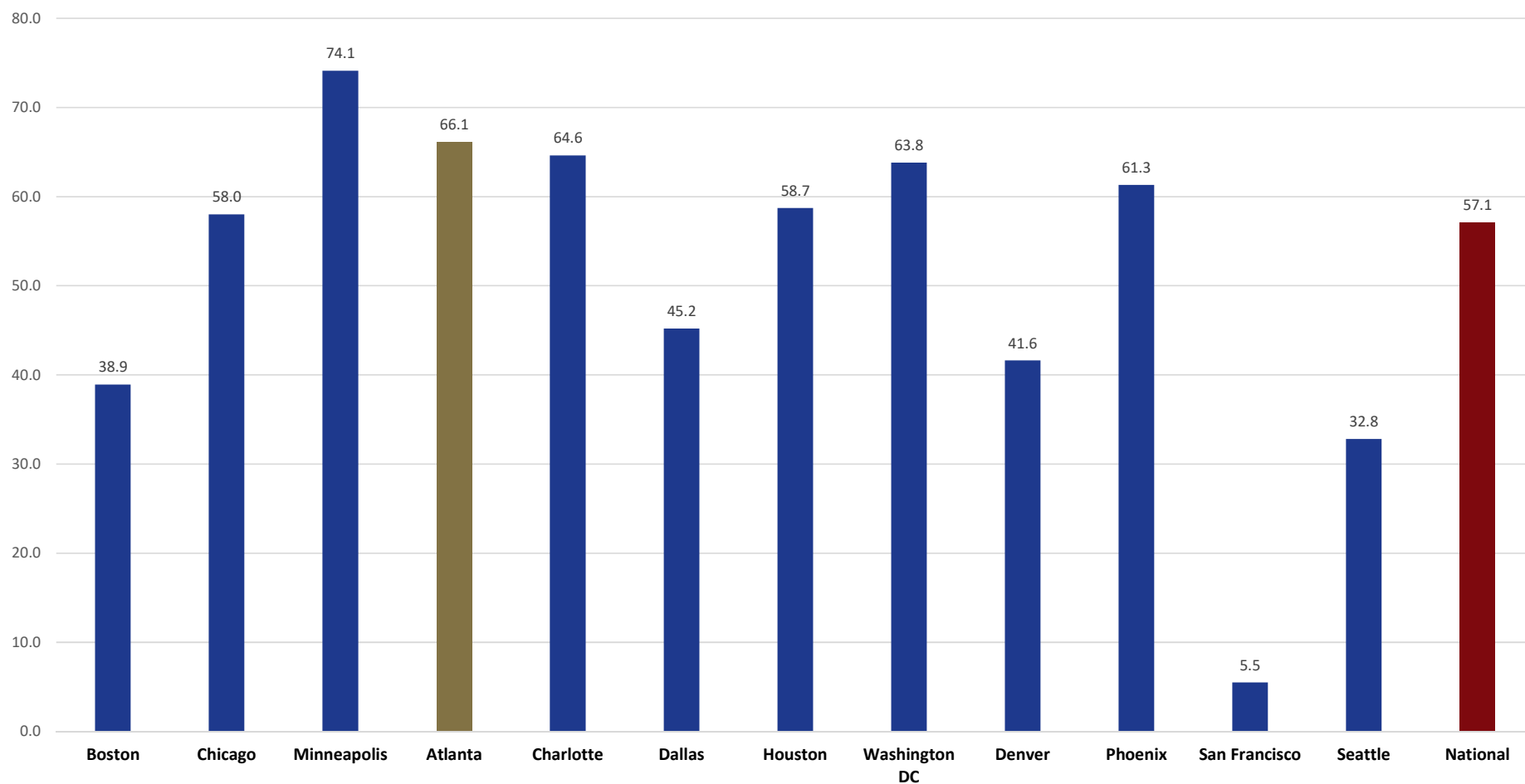


**2010-2018  
65+ Age  
Change**

# Housing and Transportation Affordability

# Overall, Metro Atlanta Is an Affordable Place

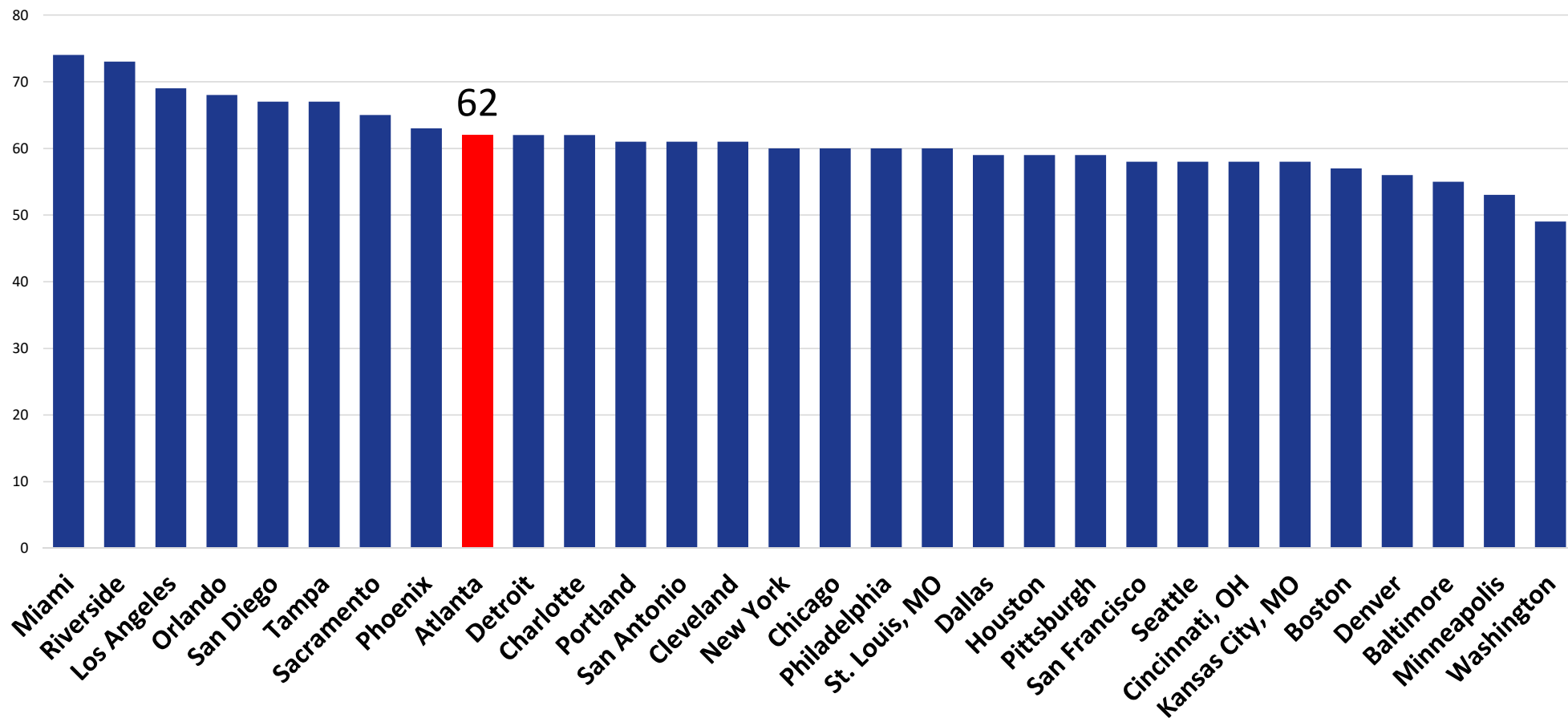
% of Homes Affordable to Median Income Household, Q2 2018



Source: Housing Opportunity Index, NAHB (Q2, 2018)

# Add in Transportation Costs, and Metro Atlanta's Affordability Gets Even More Constrained

Percent of Income Spend on Housing + Transportation Costs for Moderate Income HHs



Source: Center for Neighborhood Technology (CNT) H+T Affordability Index

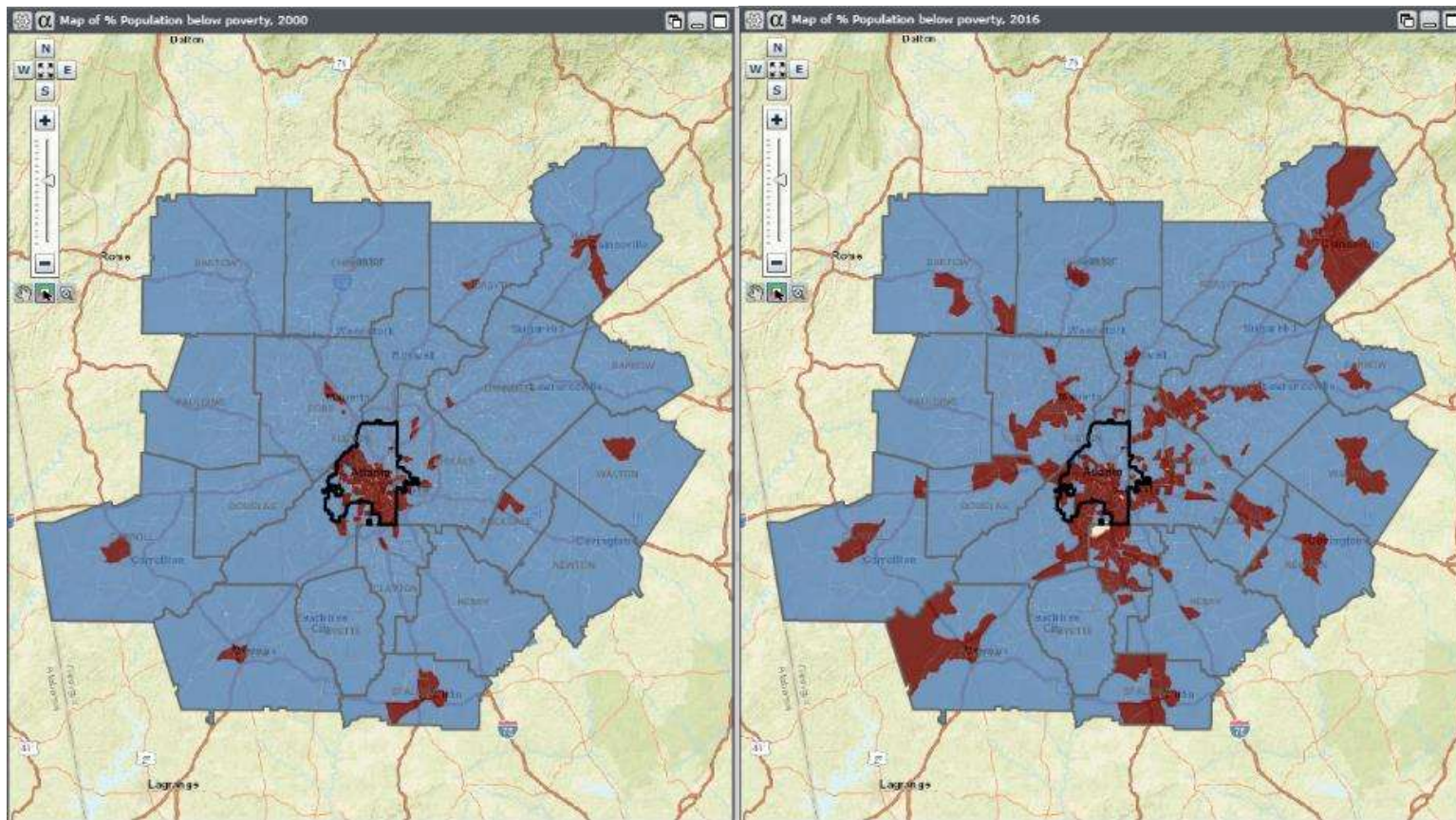


# Change in Poverty 2000-16

More than 20% of people living in Poverty by Census Tract (Neighborhood)

2000

2016

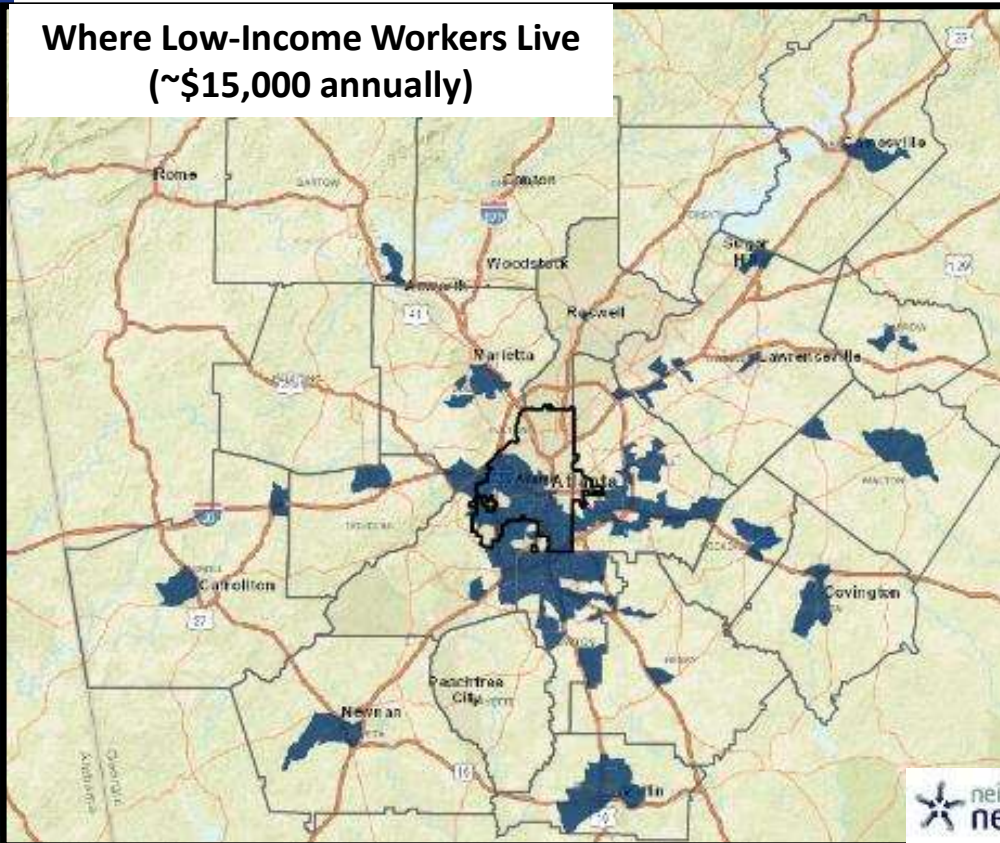


Source: US Census Bureau

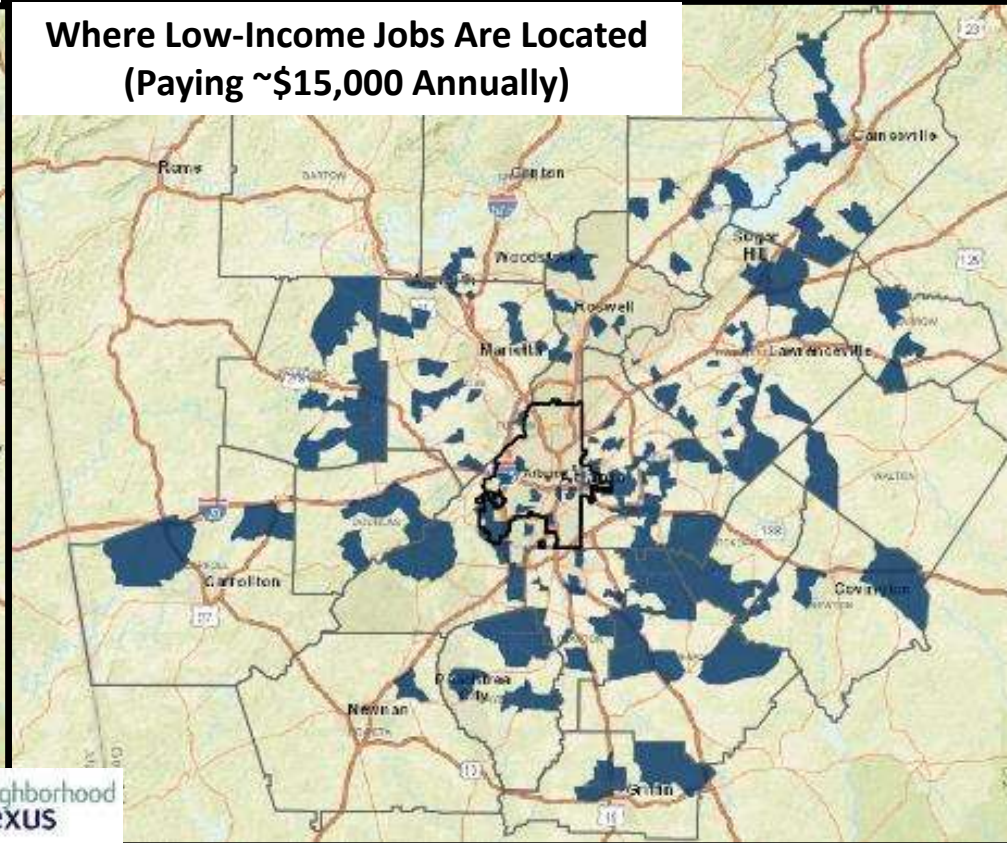


# A spatial mismatch exists between the location of low-income workers & low-income jobs

Where Low-Income Workers Live  
(~\$15,000 annually)



Where Low-Income Jobs Are Located  
(Paying ~\$15,000 Annually)



neighborhood  
nexus

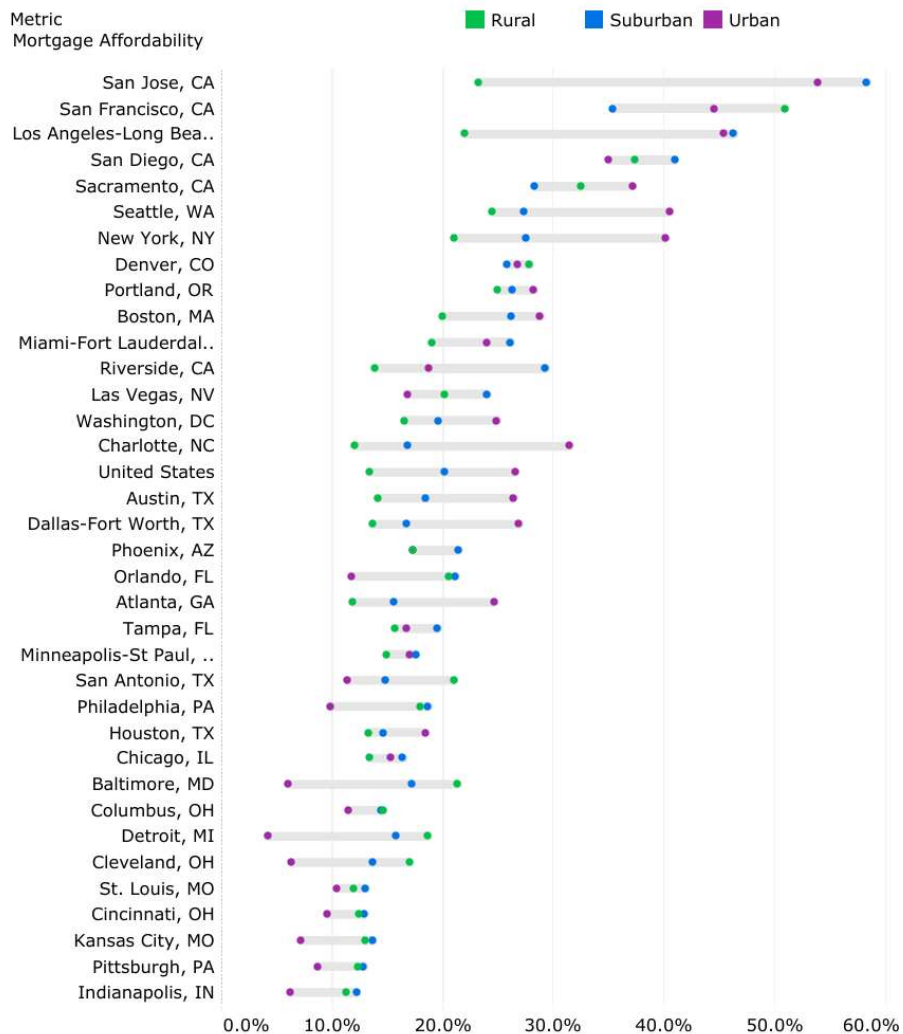
Source: Longitudinal Employer-Household Dynamics (LEHD),  
U.S. Census Bureau via Neighborhood Nexus

\*Blue shades represent higher concentrations of both low-income workers and low-income jobs

# Urban Centers and Affordability MORTGAGE

Share of income Spent on Housing

**The housing affordability crisis is largely centered in urban areas..**







# Rents are Higher than Historic Averages

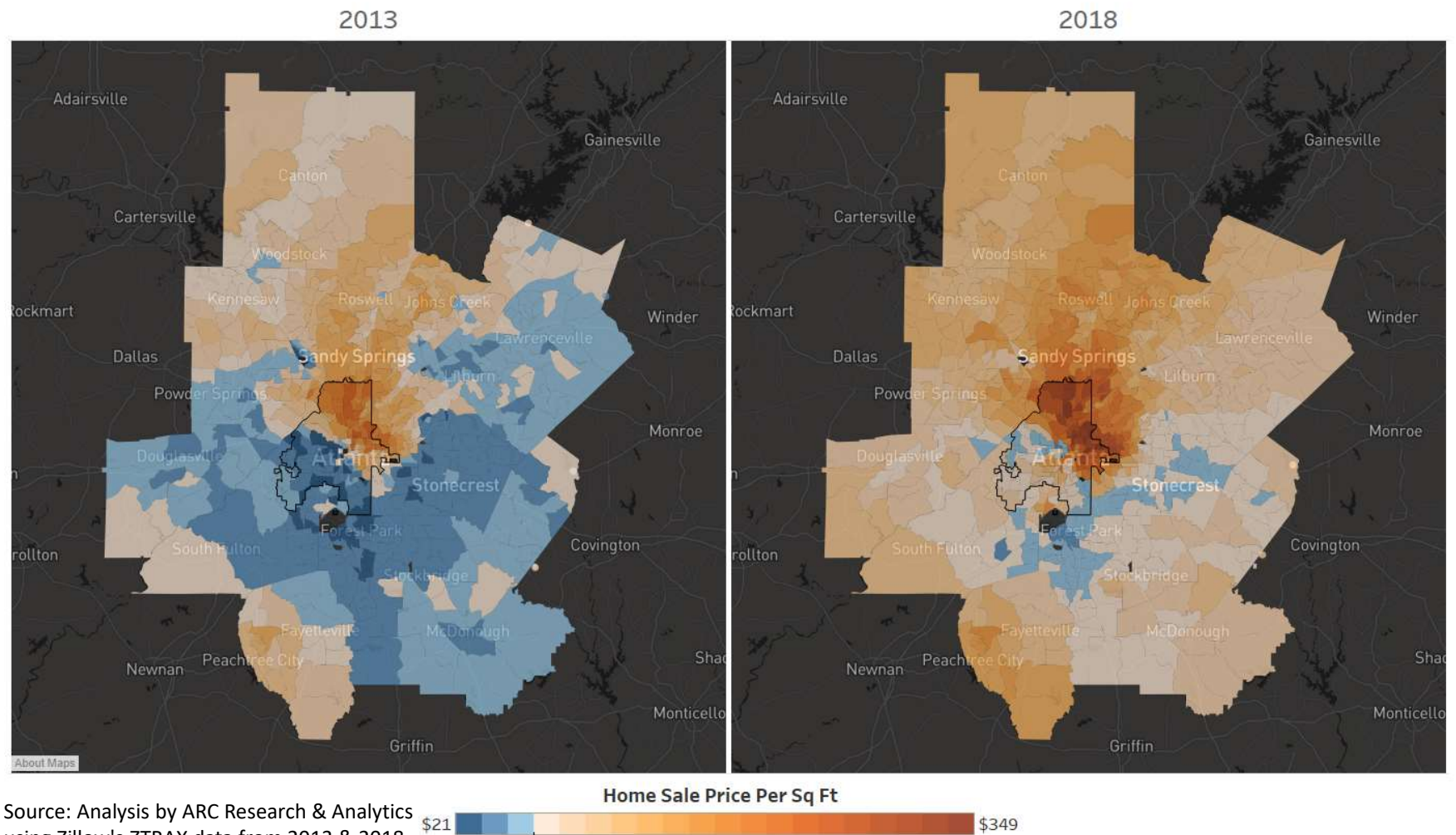
## Rent Affordability by Metro

The share of income spent on rent is higher than the historic average in all but one of the nation's 20 largest metros.



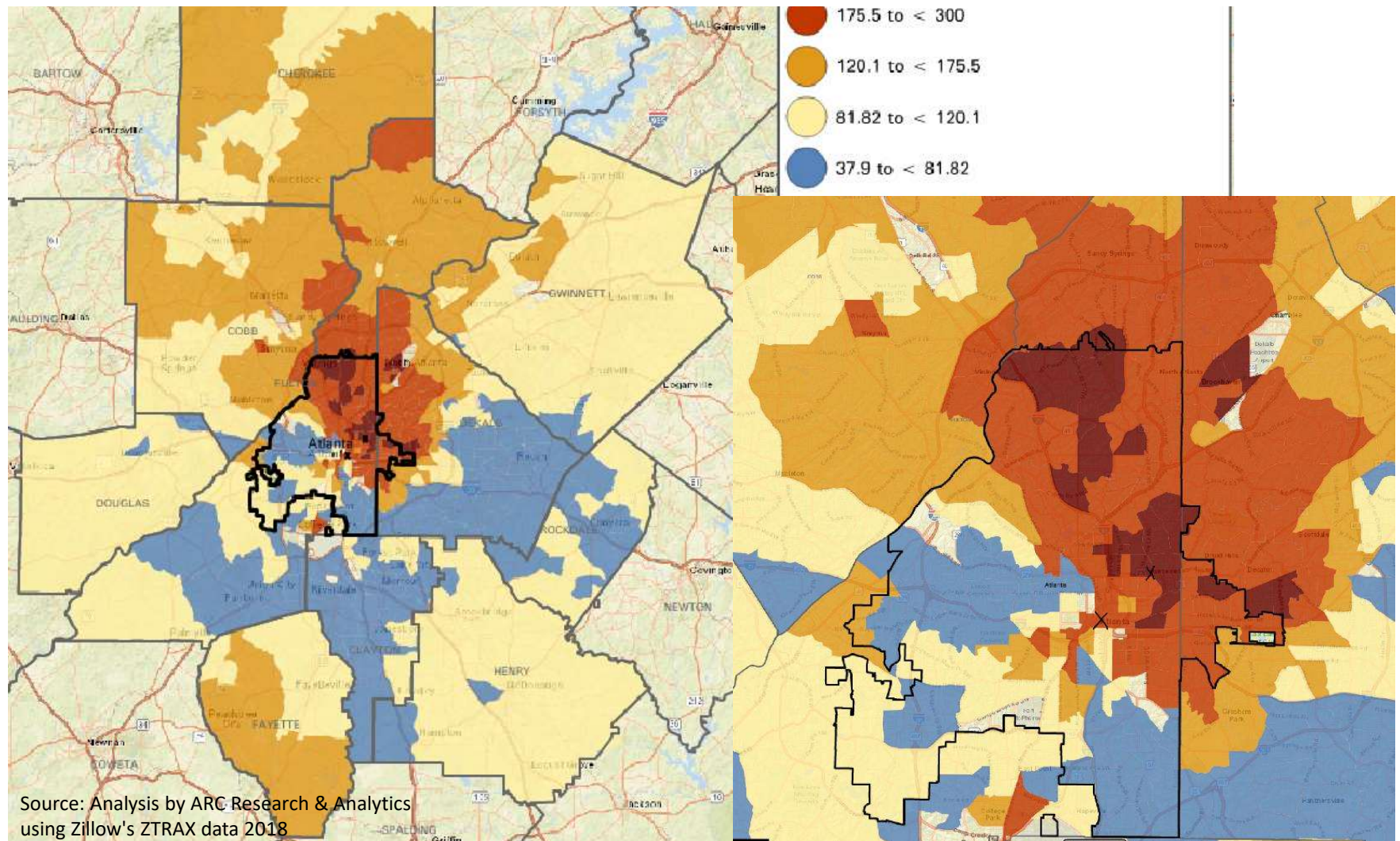
Source: Zillow Rent Affordability (2018 Q2).

# Neighborhood Home Price Change 2013 to 2018





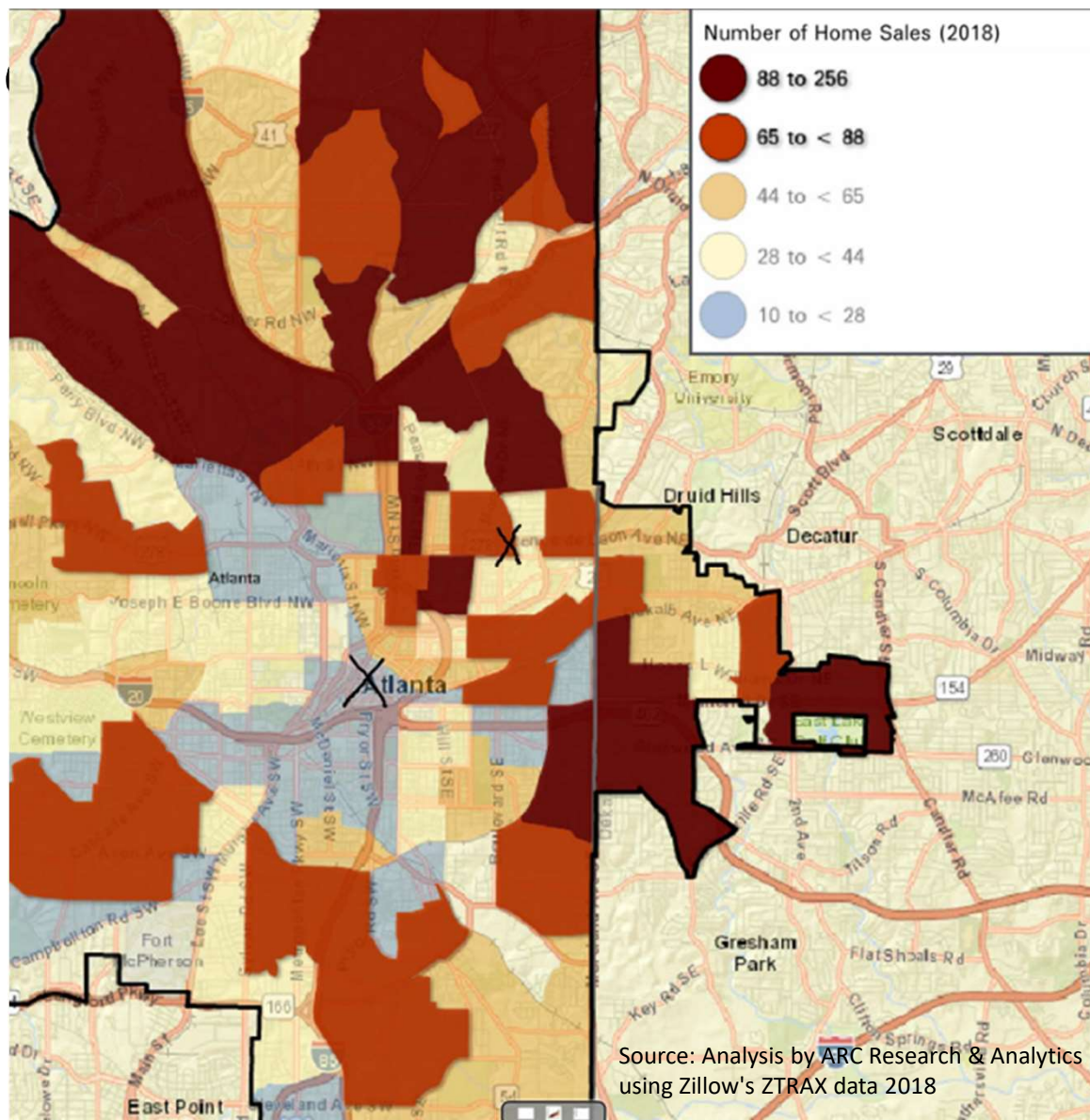
# Sales Price Per SQ Ft 2018



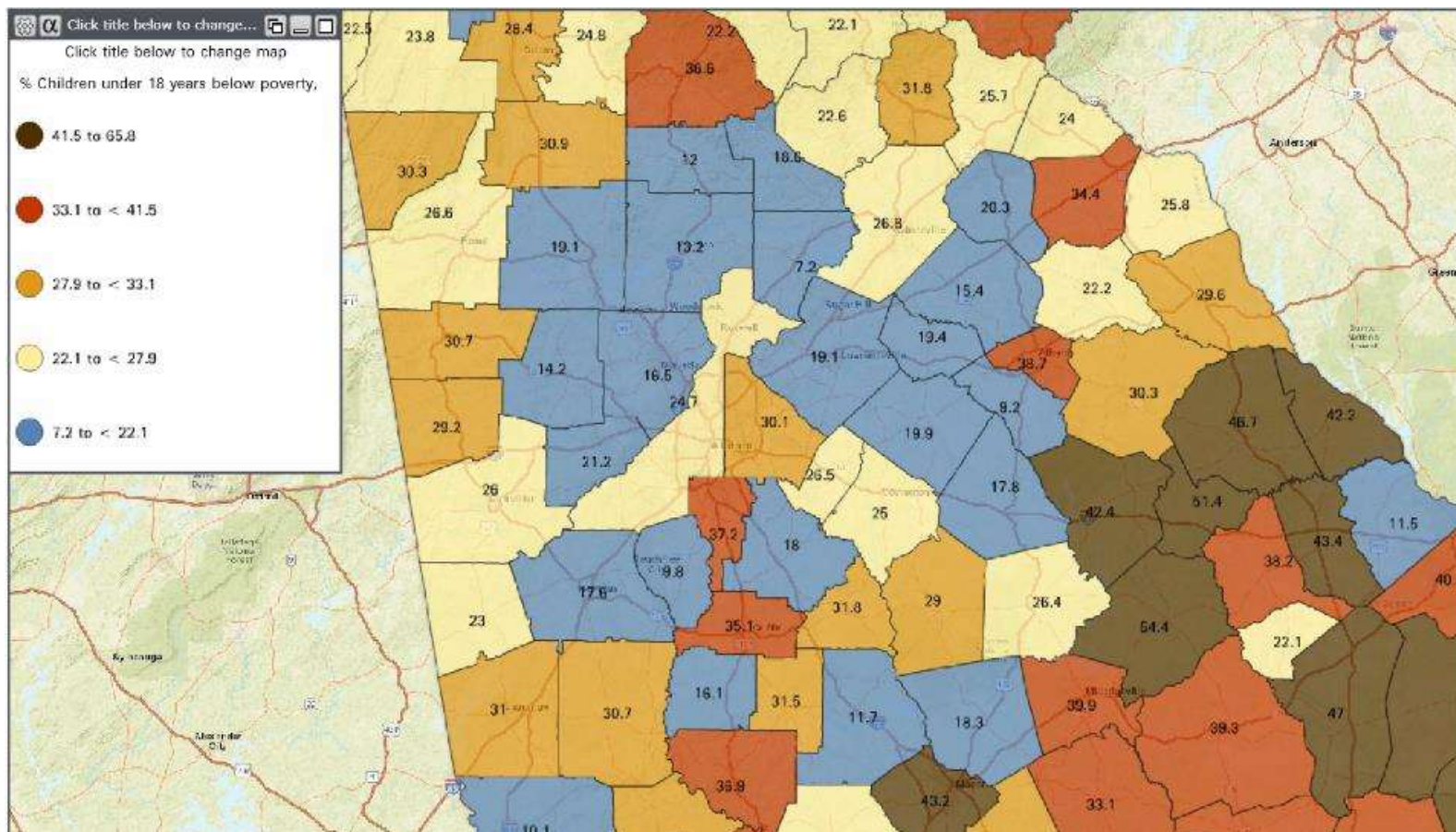


H

Region Name	Zhvi	5Year
Summerhill	\$ 339,200	19.2%
Edgewood	\$ 353,400	15.4%
Old Fourth Ward	\$ 295,500	15.1%
Cabbagetown	\$ 407,200	14.9%
Lindbergh	\$ 225,300	14.6%
East Lake	\$ 397,900	14.4%
East Atlanta	\$ 331,000	14.2%
Kirkwood	\$ 423,000	14.1%
Riverside	\$ 288,300	13.3%
Bolton	\$ 273,800	12.9%
Poncey-Highland	\$ 345,000	12.8%
Home Park	\$ 366,000	11.6%
Atlantic Station	\$ 297,400	11.3%
Underwood Hills	\$ 348,000	10.3%
Candler Park	\$ 588,300	10.1%
Paces	\$ 1,161,800	9.5%
Ormewood Park	\$ 399,200	9.3%
Ansley Park	\$ 745,600	9.2%
Brookhaven	\$ 1,311,500	9.0%
Midtown	\$ 306,200	8.9%
Pine Hills	\$ 254,200	8.9%
West Paces Ferry - Northside	\$ 1,155,300	8.6%
Downtown	\$ 224,500	8.6%
Lake Claire	\$ 601,300	8.6%
Midwest Cascade	\$ 286,400	8.4%
Peachtree Heights West	\$ 295,800	7.6%
Inman Park	\$ 528,700	7.6%

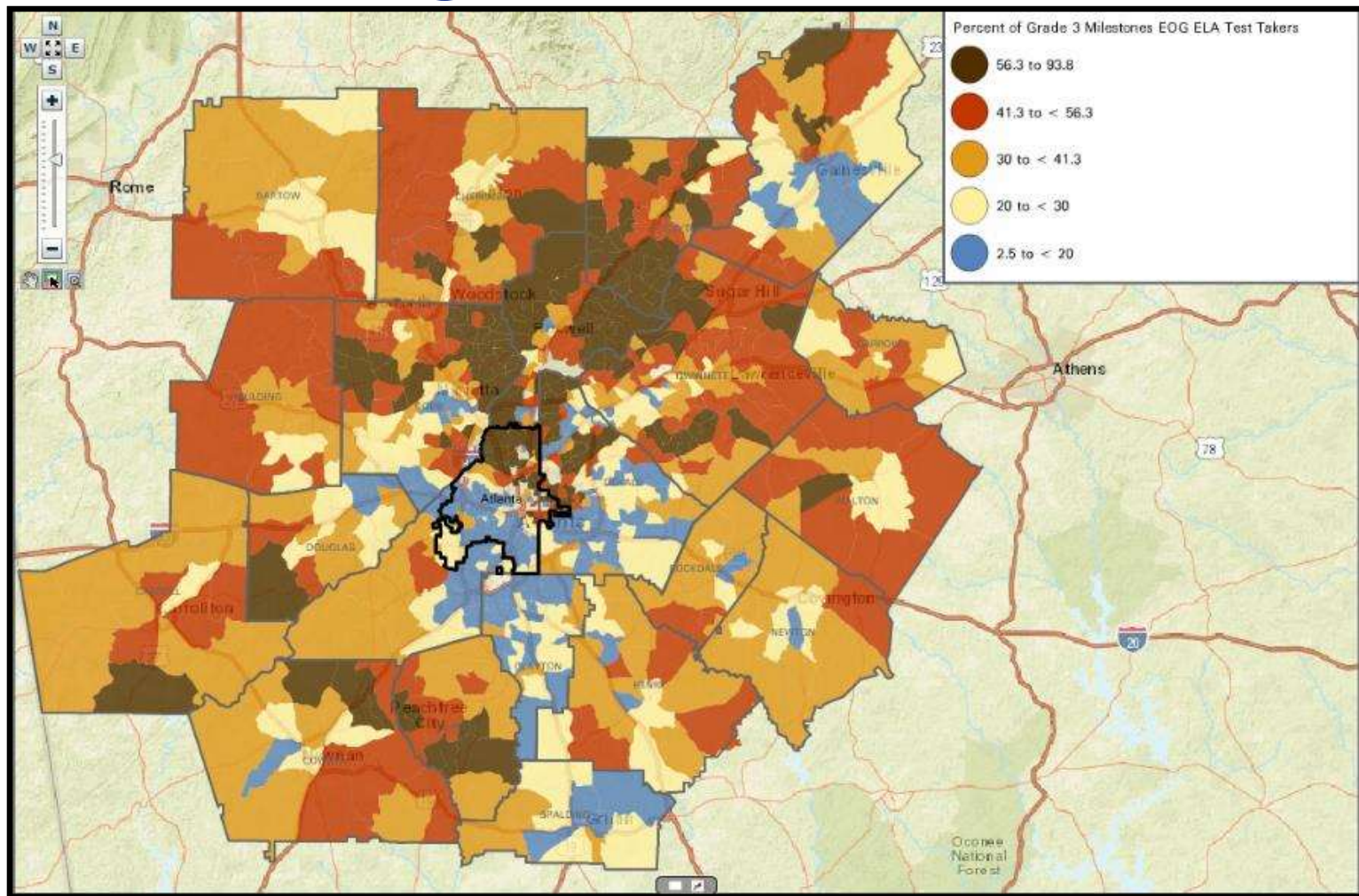


# Child Poverty



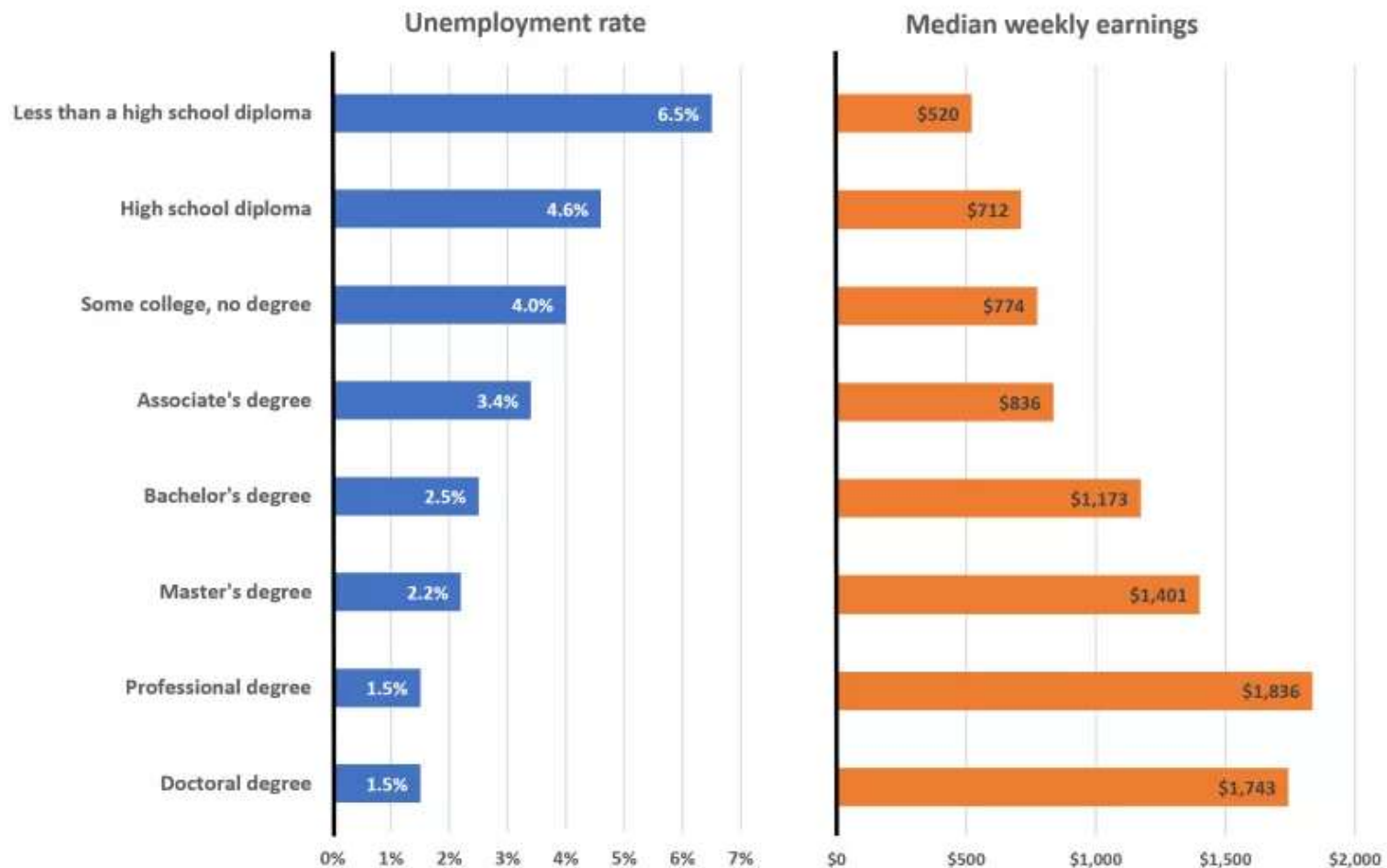


# 3<sup>rd</sup> Grade Reading



Source: GA DOE, via Neighborhood Nexus

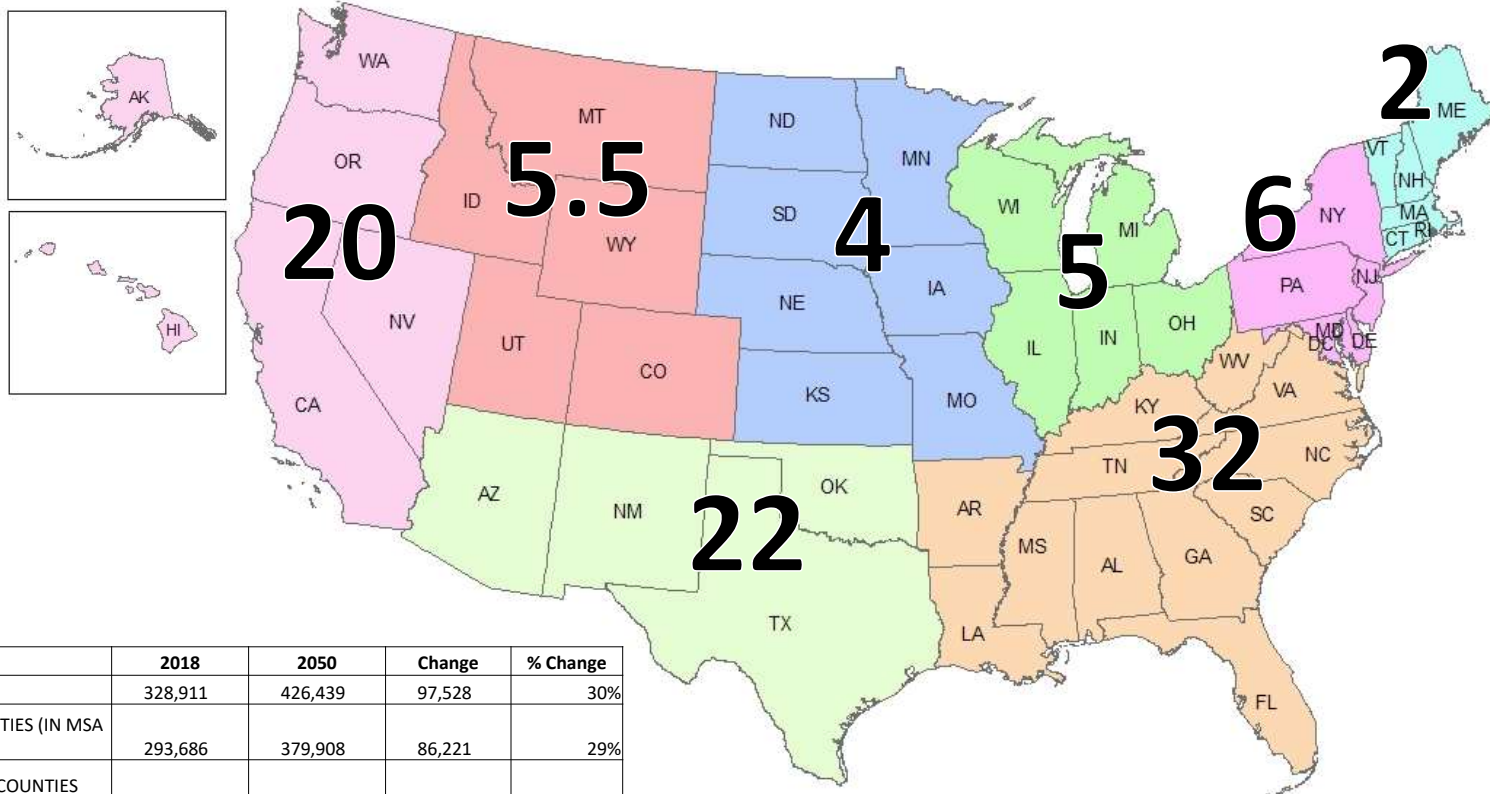
# Education, Unemployment, Earnings



# Population Growth Forecasts

# US Regions Growth 2018-2050 *Numbers in Millions*

[Woods & Poole Economics, Inc.](#) (BEA regions)



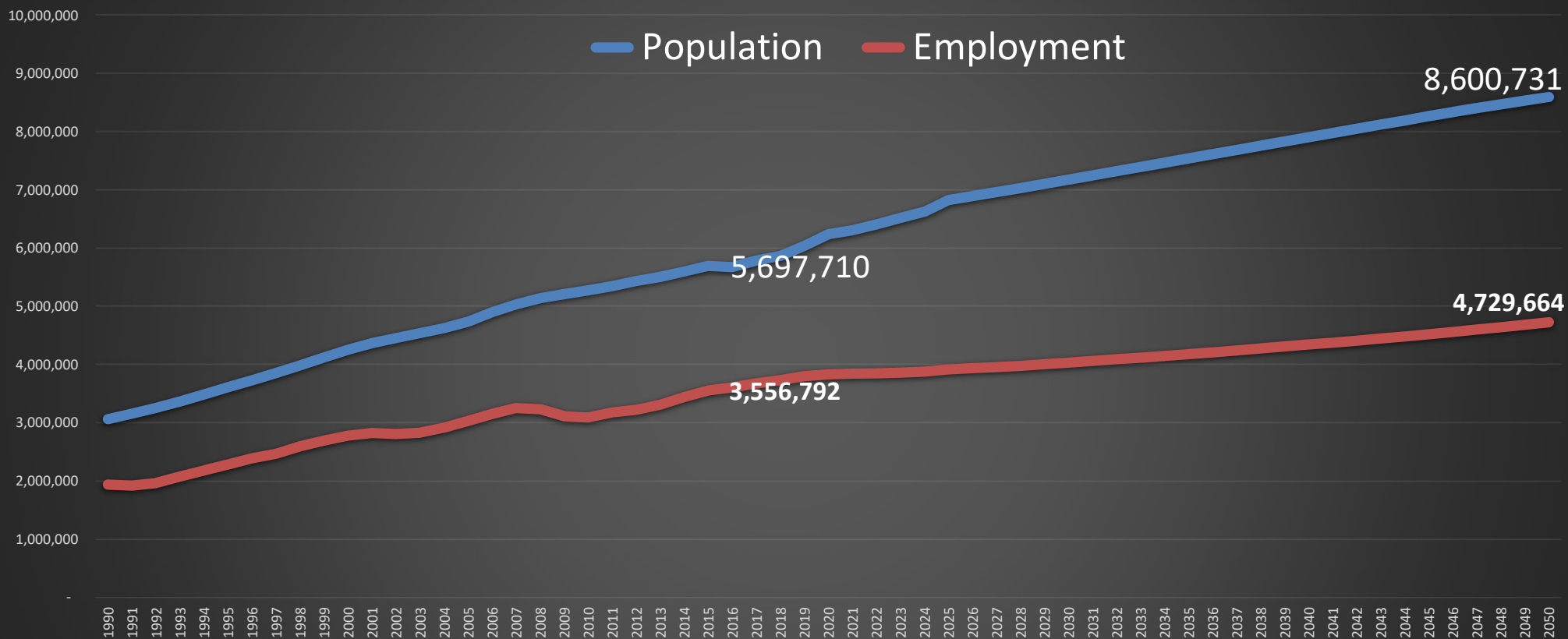
NAME	2018	2050	Change	% Change
UNITED STATES	328,911	426,439	97,528	30%
SUM OF METRO COUNTIES (IN MSA OR MICRO)	293,686	379,908	86,221	29%
SUM OF NON-METRO COUNTIES (NOT IN MSA OR MICRO)	35,225	46,532	11,307	32%
NEW ENGLAND	14,891	17,001	2,110	14%
MIDEAST	49,581	55,616	6,035	12%
GREAT LAKES	47,134	51,940	4,806	10%
PLAINS	21,476	25,906	4,430	21%
SOUTHEAST	84,728	117,253	32,525	38%
SOUTHWEST	41,966	64,044	22,078	53%
ROCKY MOUNTAIN	12,209	17,777	5,568	46%
FAR WEST	56,926	76,902	19,976	35%

## U.S. Bureau of Economic Analysis Regions

New England Region	Great Lakes Region	Southwest Region
Mideast Region	Plains Region	Far West Region
Southeast Region	Rocky Mountain Region	

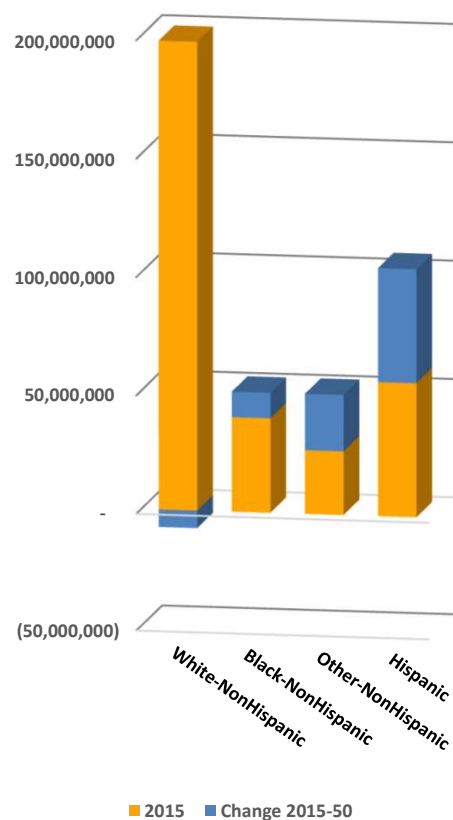


# ARC DRAFT S16 Forecast (21-County)

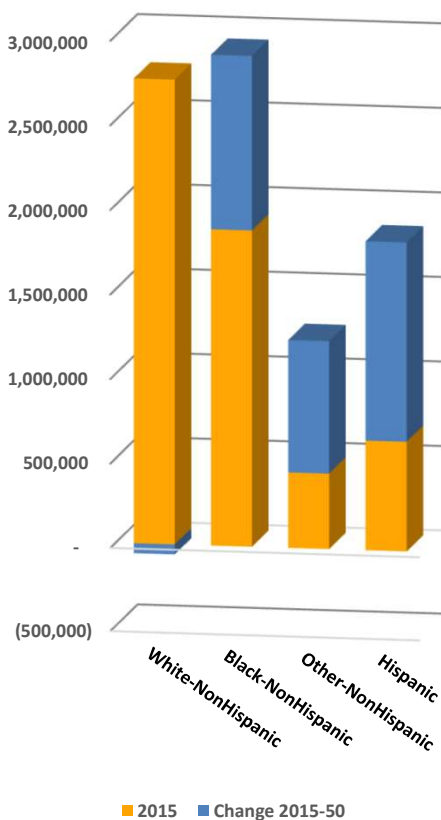


Source: ARC *The Region's Plan* Forecast (2019) Series 16 DRAFT

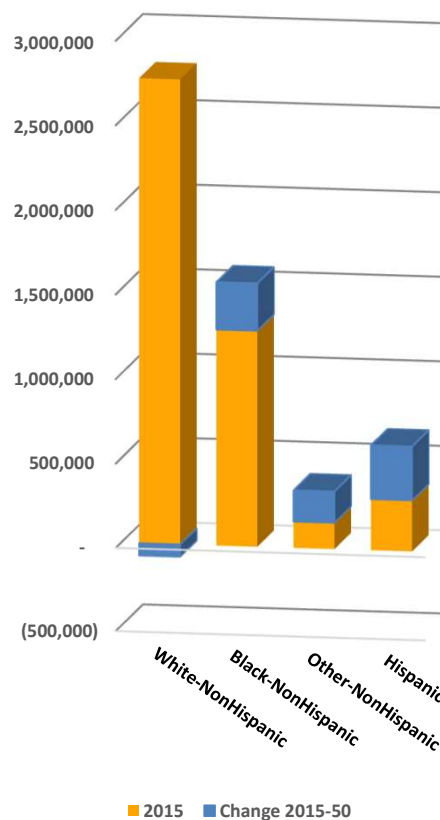
# Population Forecast Comparison



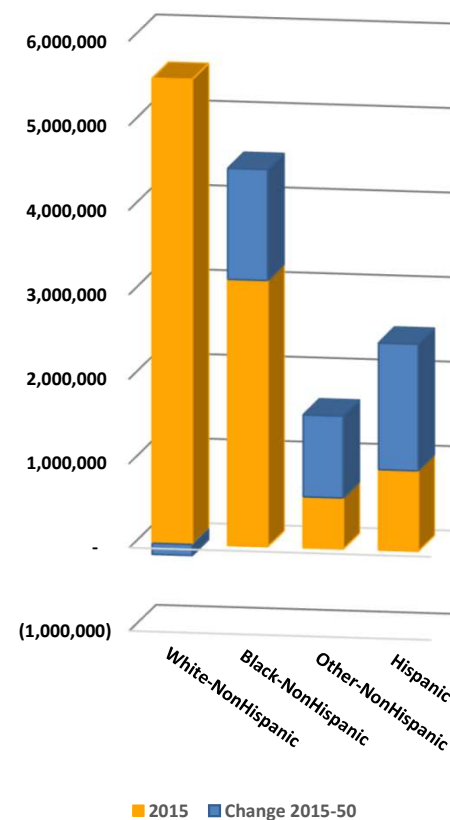
United States



21-County Metro  
Atlanta Area



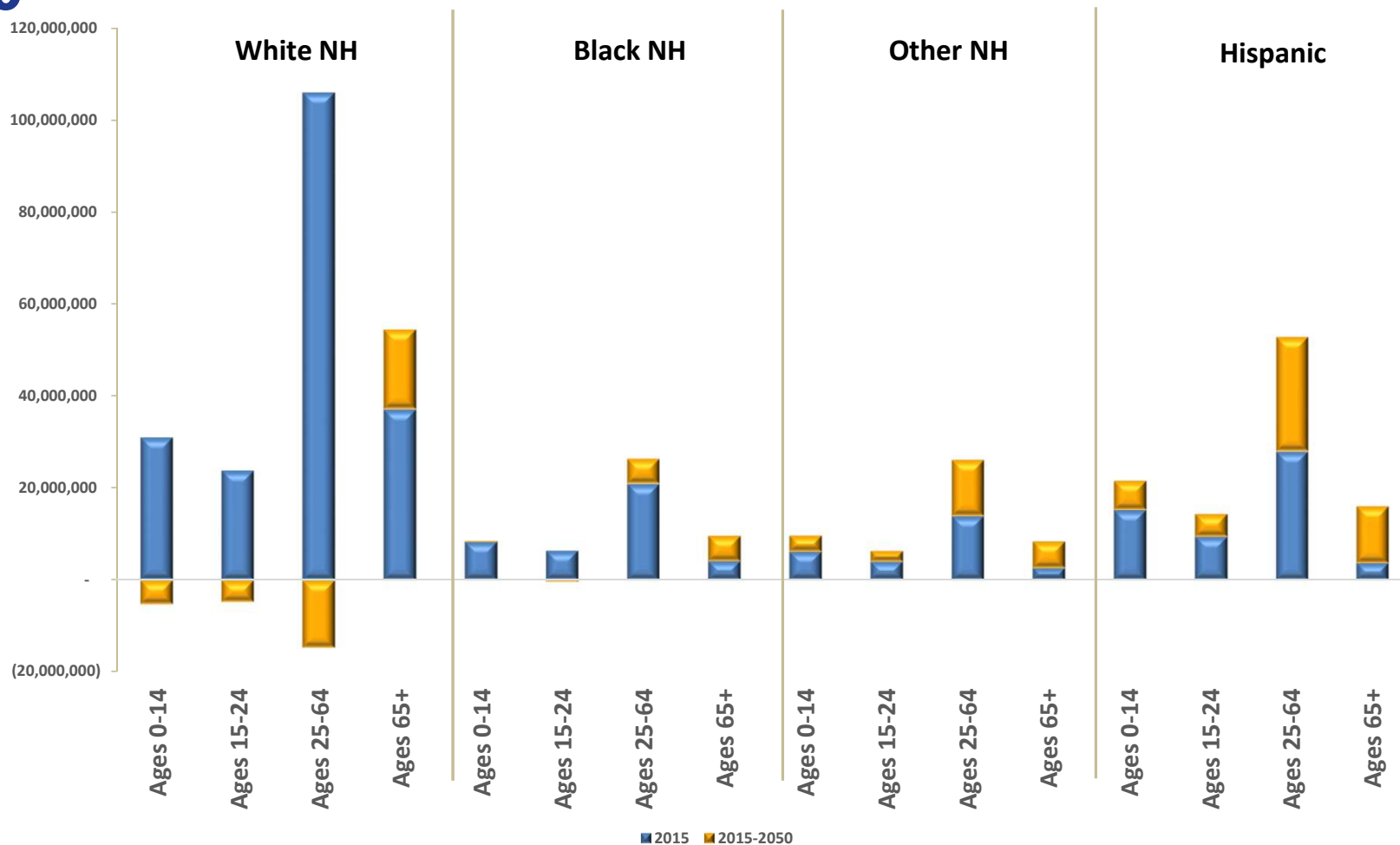
Rest of Georgia  
(139 Counties)



Georgia  
(159 Counties)

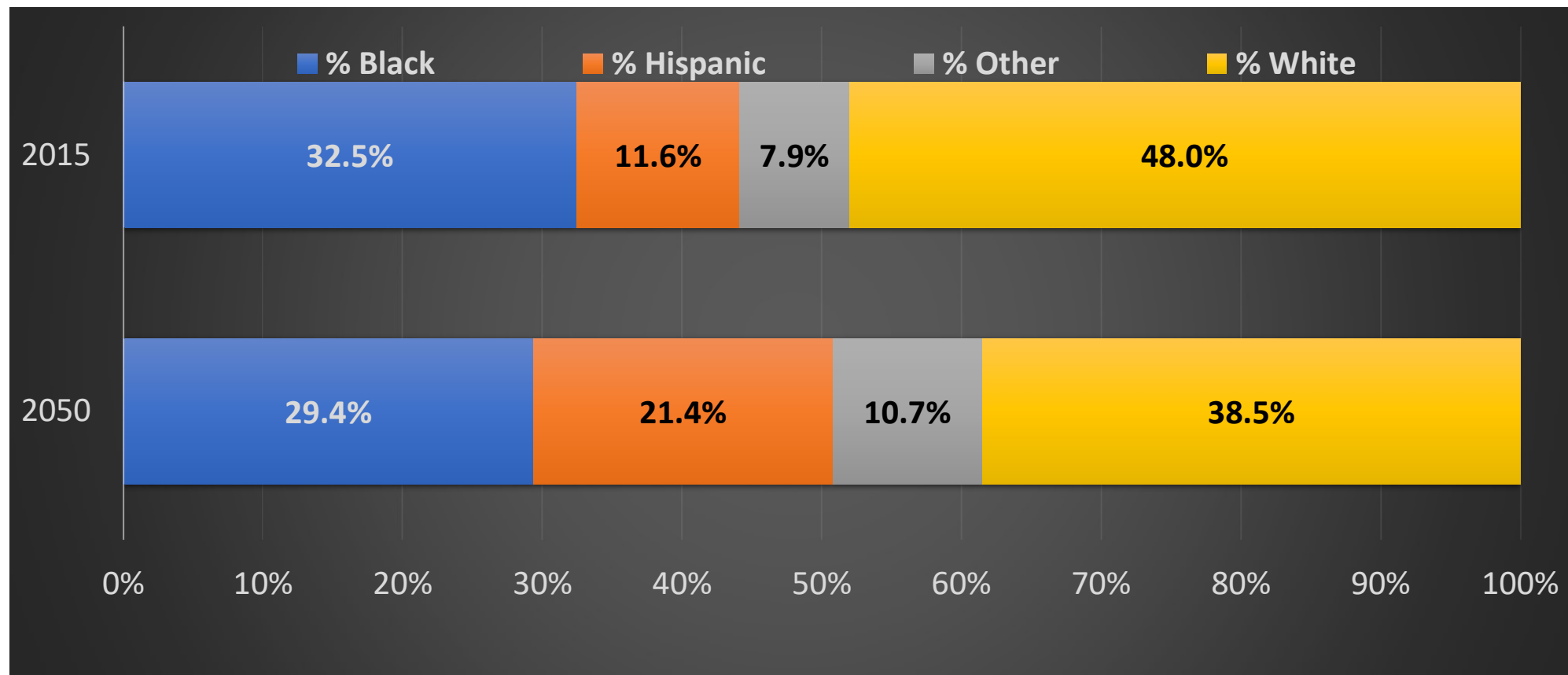
Source: ARC *The Region's Plan* Forecast (2019) Series 16 DRAFT Uncalibrated REMI forecast for the State of Georgia

# National Population by Race and Ethnicity Change 2015 to 200



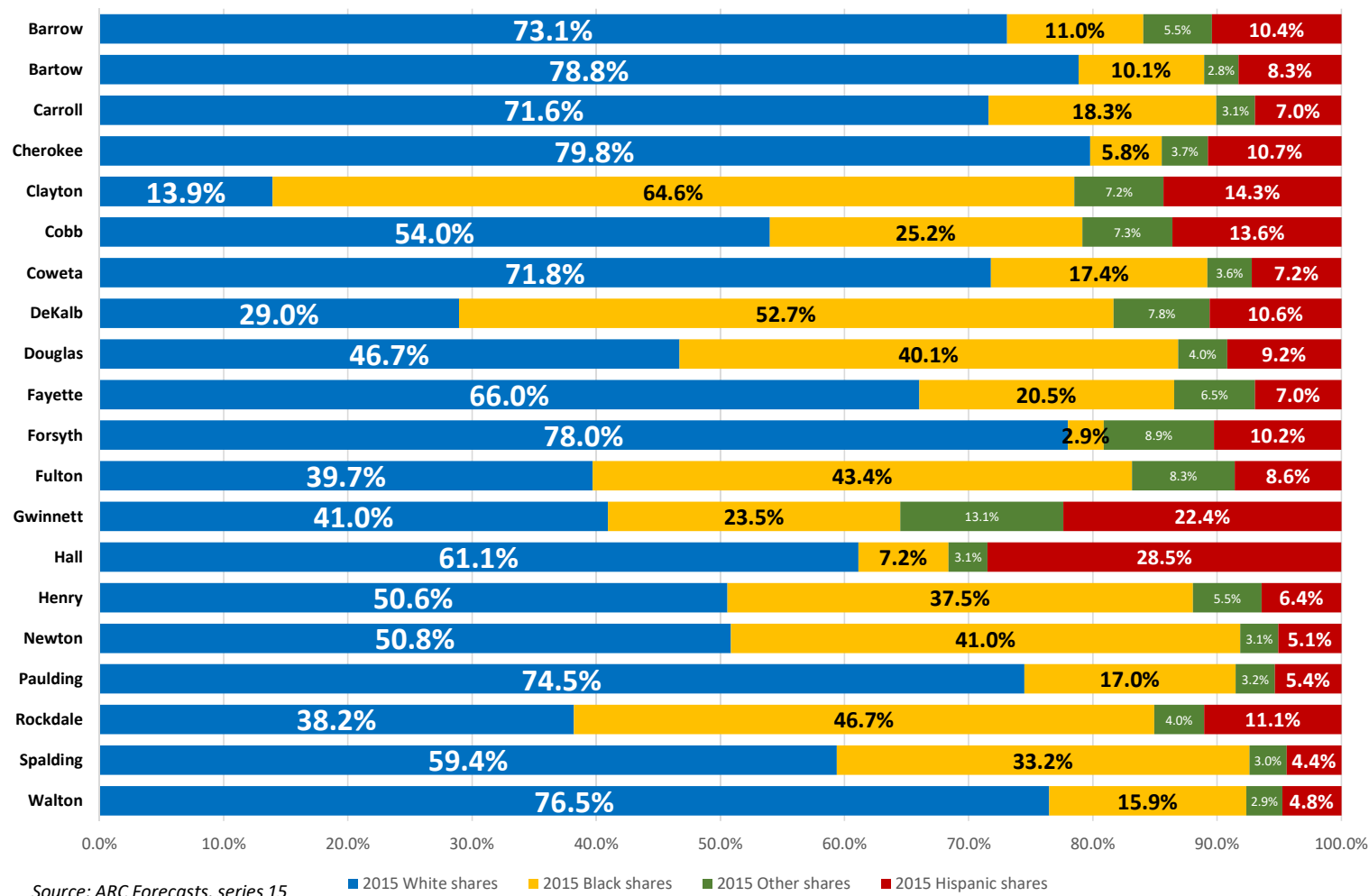
Source: ARC *The Region's Plan* Forecast (2019) Series 16 DRAFT

# Metro Atlanta Forecasts: Race and Ethnicity Change

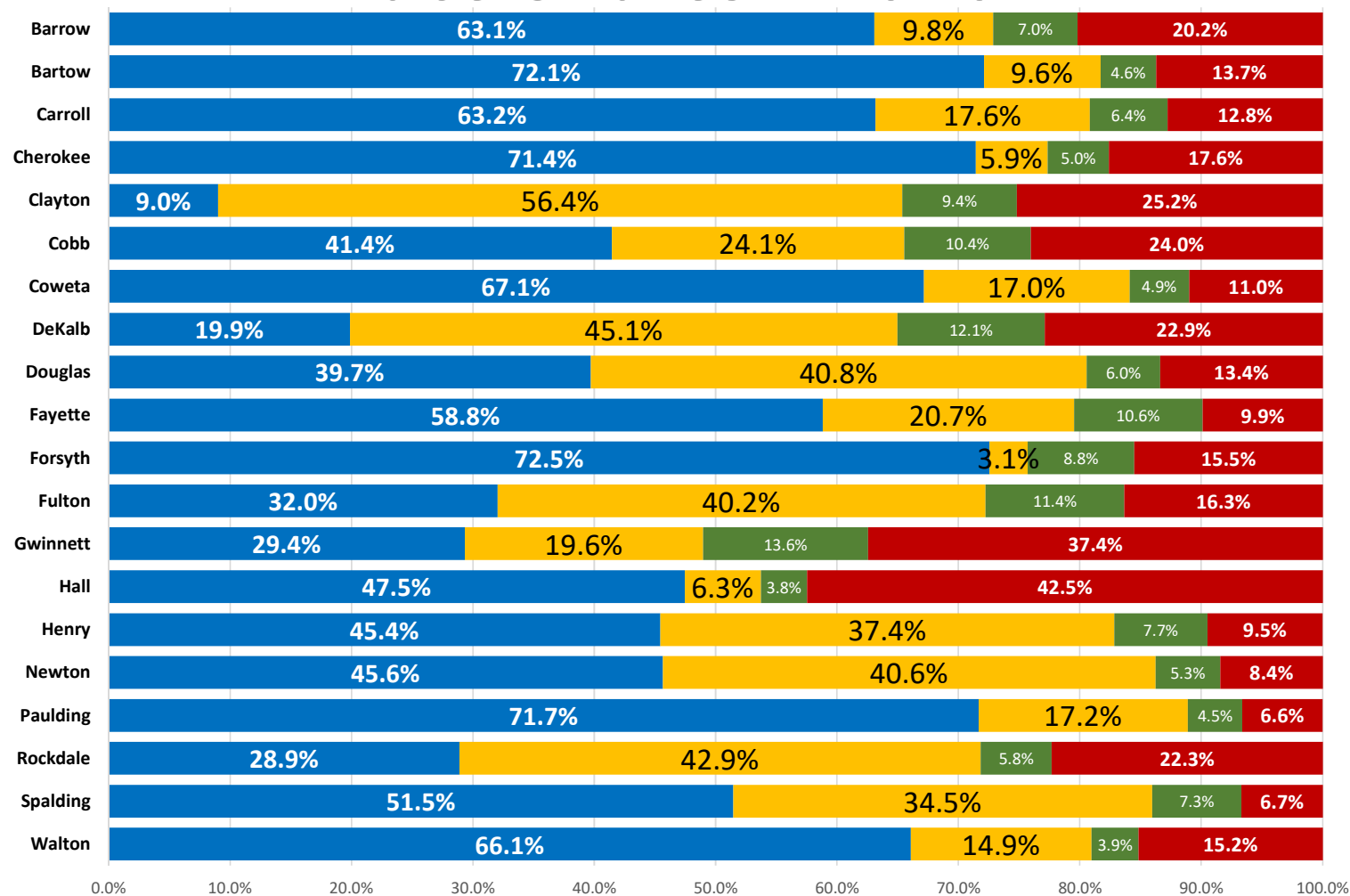


Source: ARC *The Region's Plan Forecast* (2019) Series 16 DRAFT

# Race Shares - 2015



# Race Shares - 2040

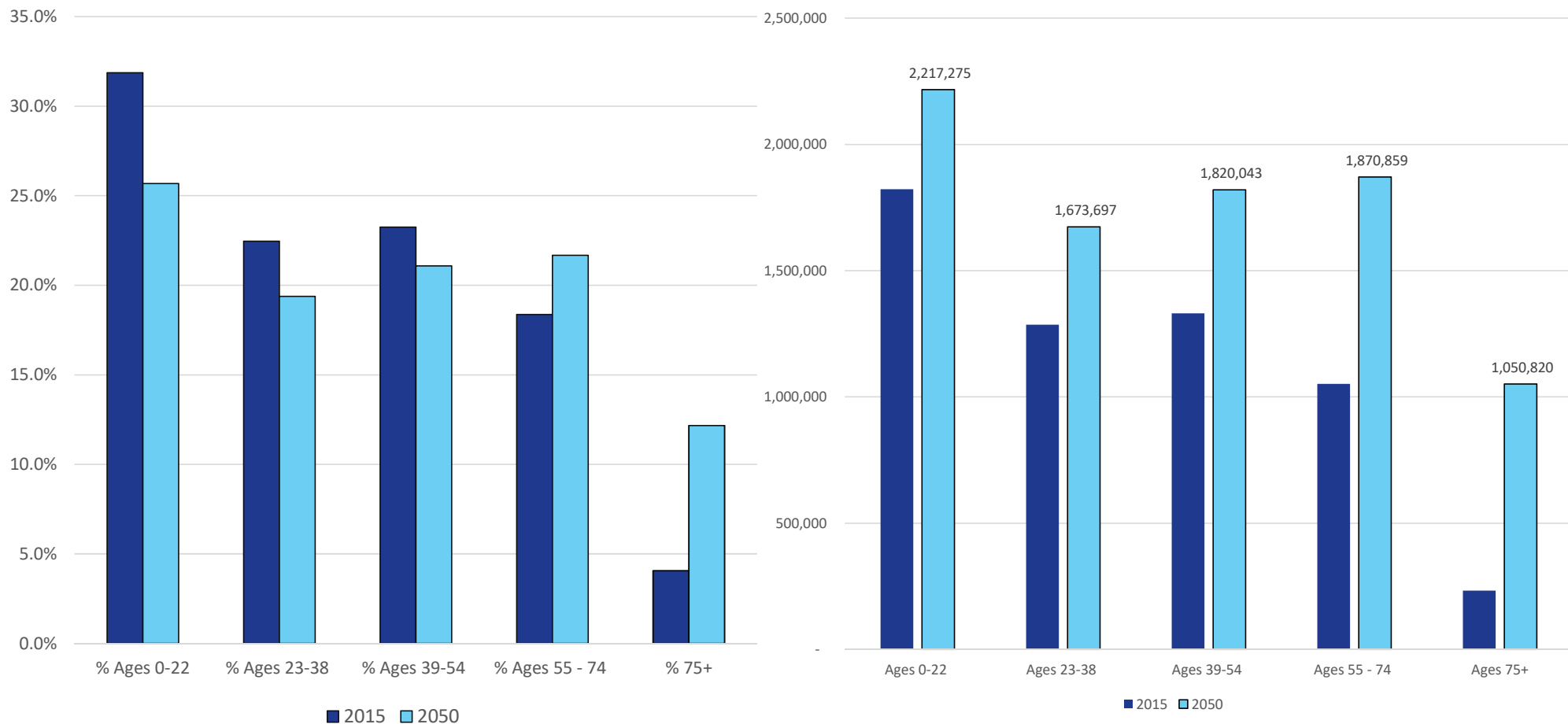


Source: ARC Forecasts, series 15

■ 2040 White shares ■ 2040 Black shares ■ 2040 Other shares ■ 2040 Hispanic shares

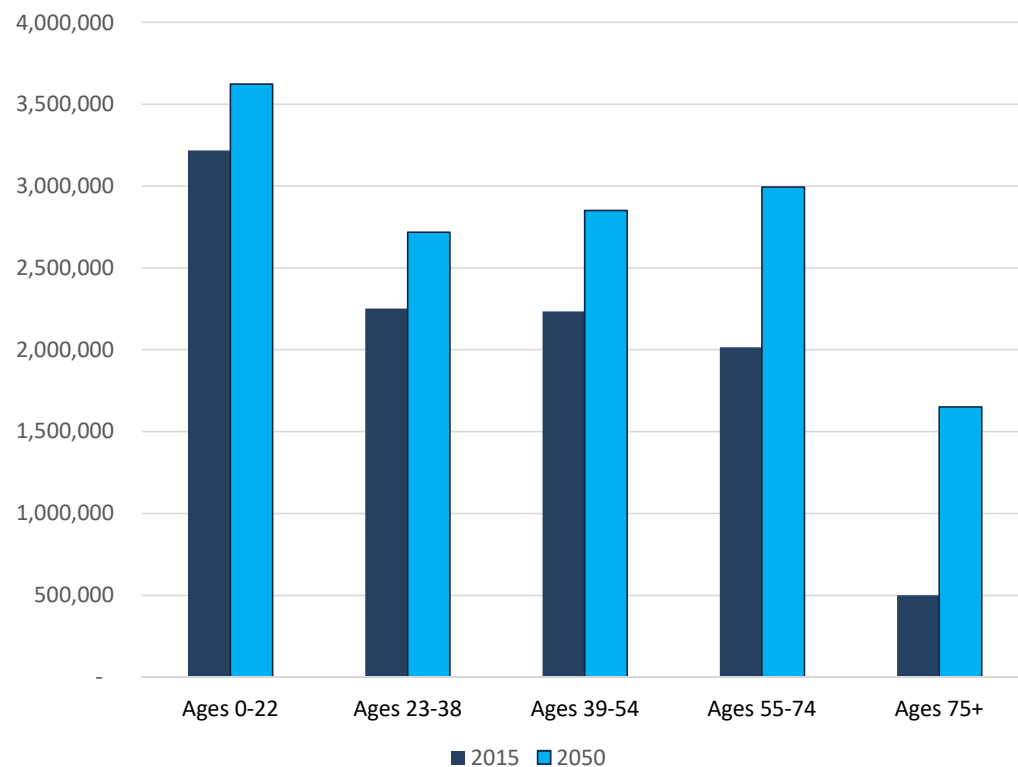
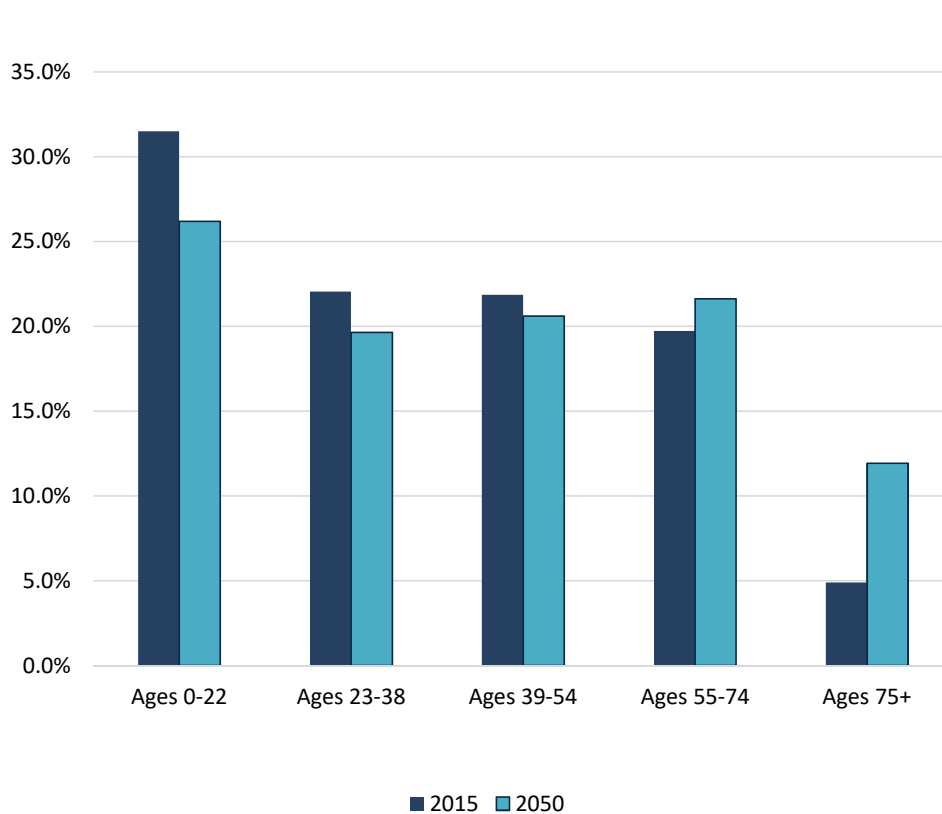


# Metro Atlanta Forecasts: Age Change



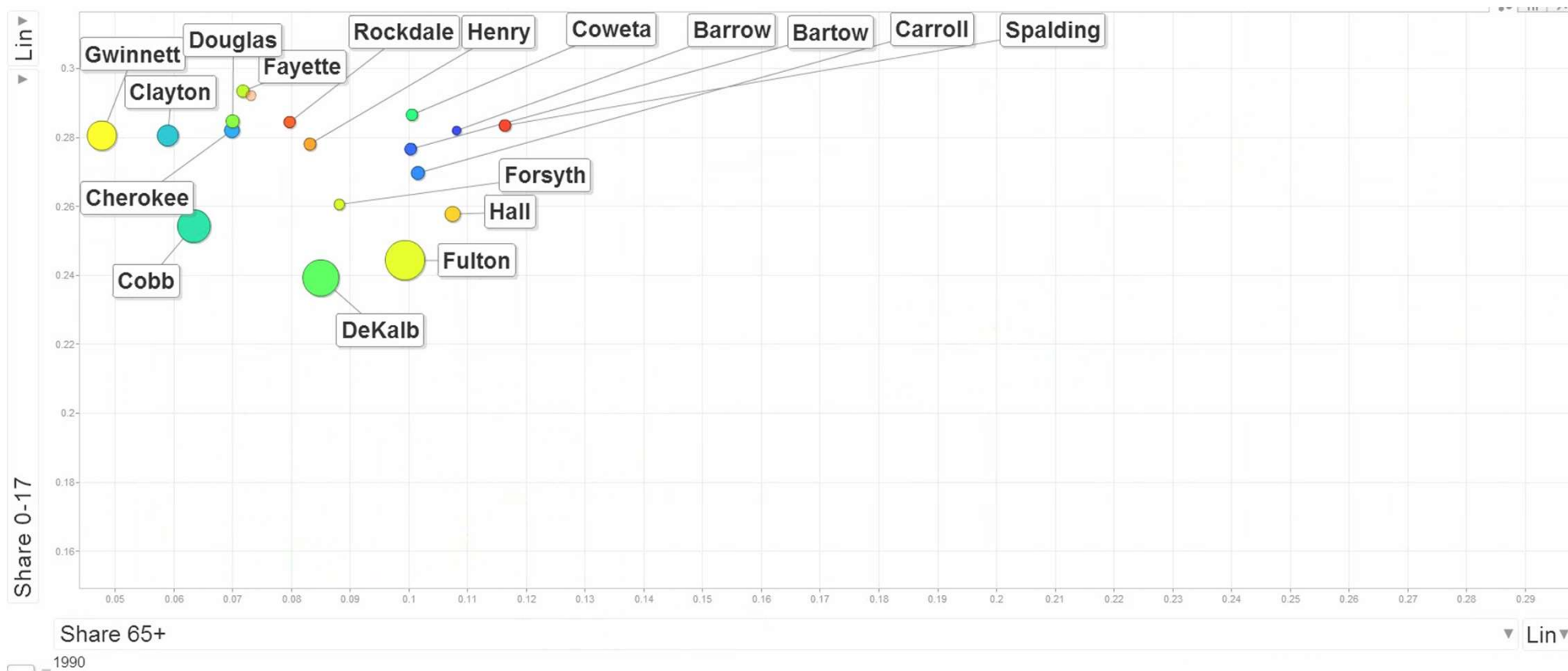
Source: ARC *The Region's Plan* Forecast (2019) Series 16 DRAFT

# State Forecasts (REMI): Age Change

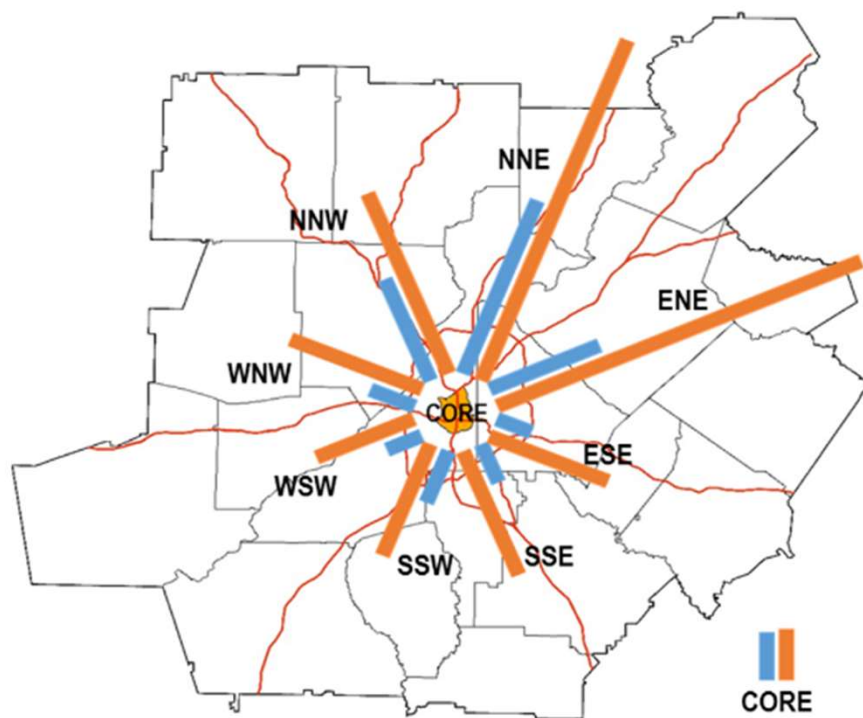


Source: ARC *The Region's Plan Forecast (2019) Series 16 DRAFT*-  
State totals uncalibrated outside of Metro Atlanta forecast area

# County Age Forecasts VIDEO



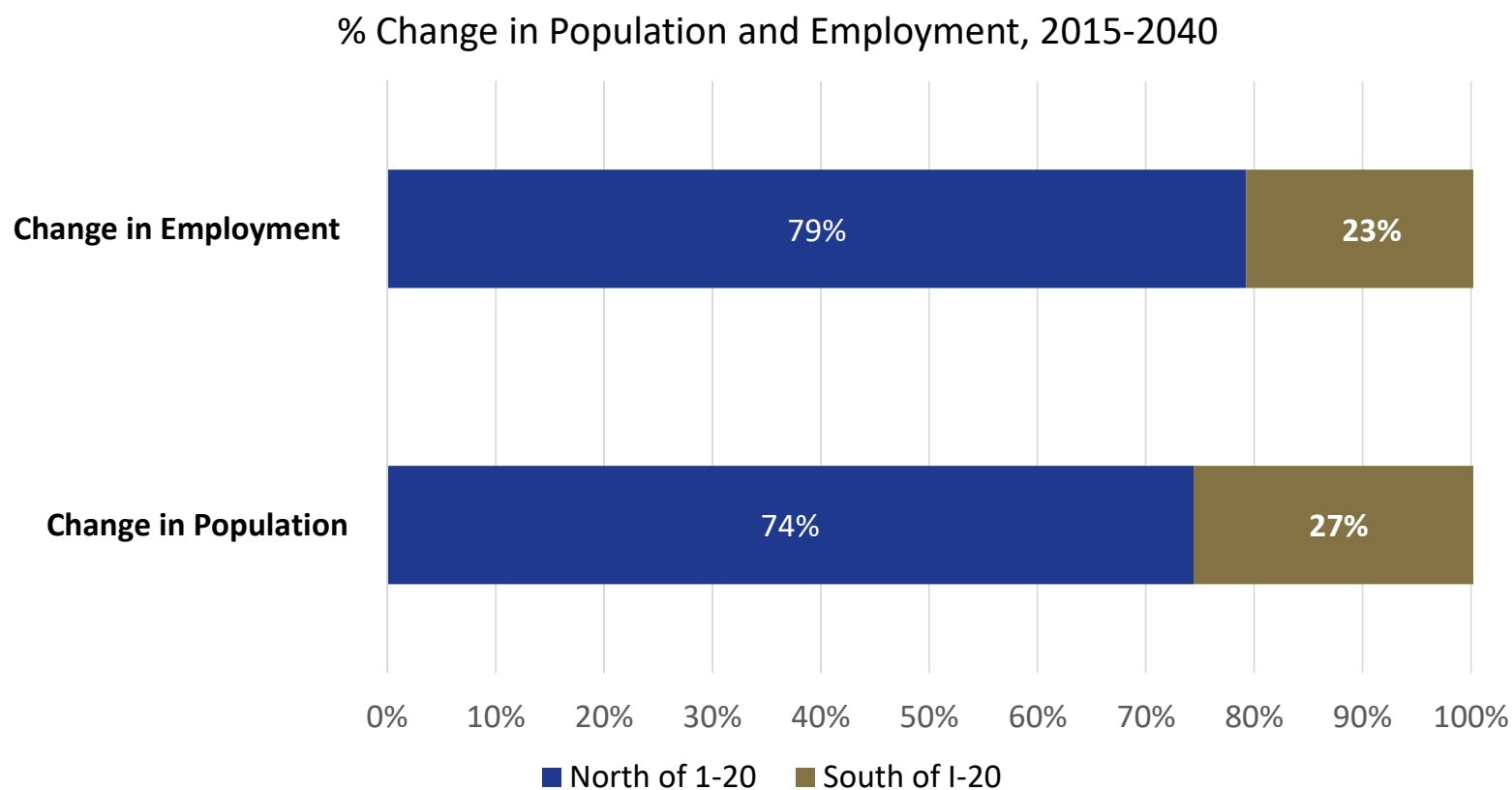
# Directions of Growth, 2015-2040



Series 15	Employment Growth (2015 - 2040)	Population Growth (2015 - 2040)
CORE	75,352	79,630
NNW	170,650	303,586
NNE	290,028	569,223
ENE	173,822	576,777
ESE	54,307	185,980
SSE	64,900	207,763
SSW	86,606	186,300
WSW	55,543	154,627
WNW	70,031	207,557
Total	1,041,239	2,471,443

Source: ARC Forecasts, series 15

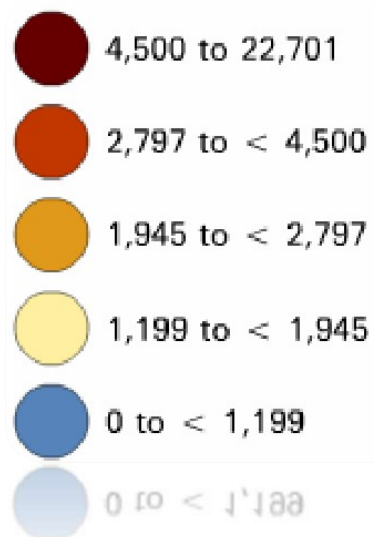
# Comparing Changes in North and South of I-20



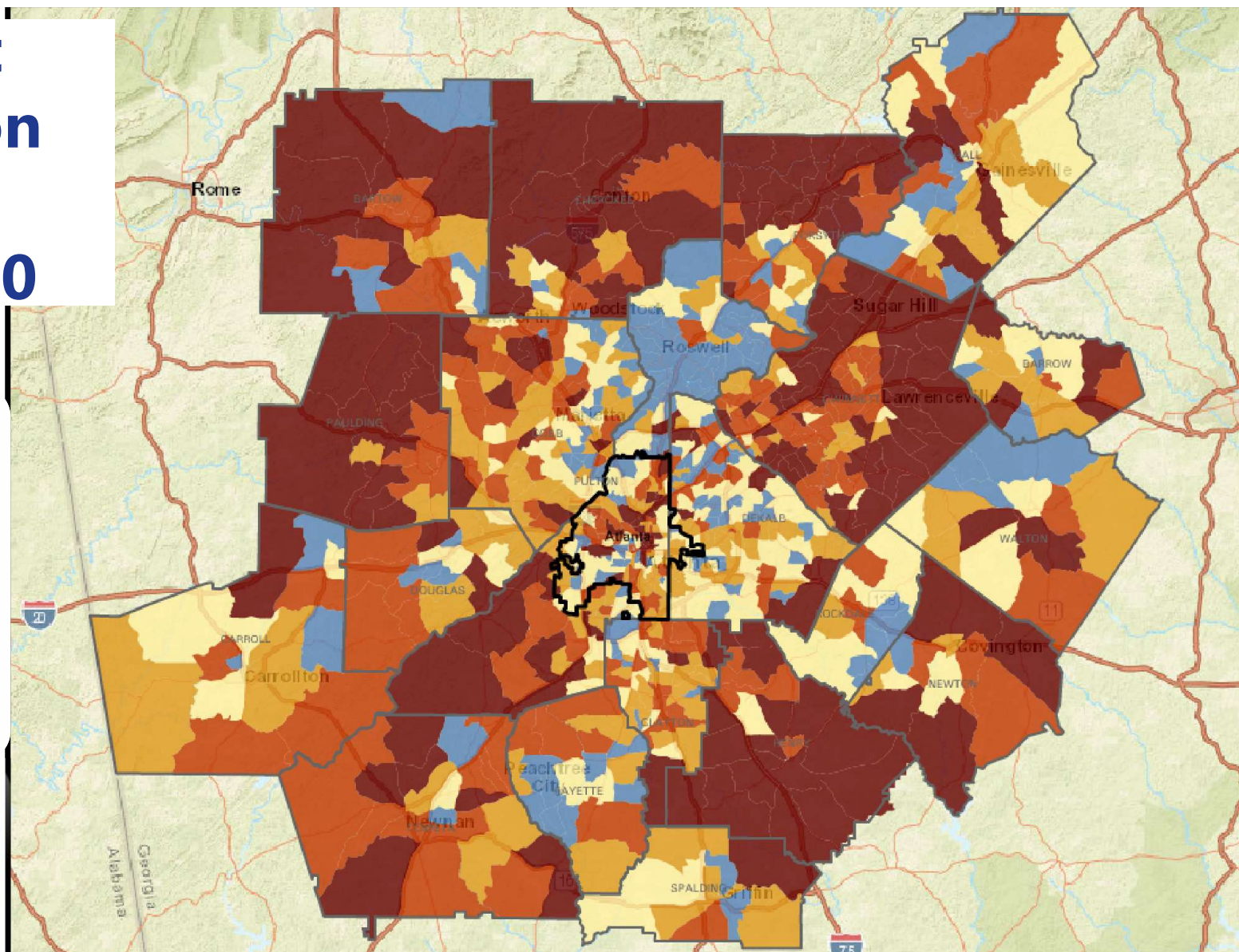
Source: ARC Forecasts, series 15



# Forecast Population Change 2015-2050



Source: ARC *The Region's Plan*  
Forecast (2019) Series 16 DRAFT

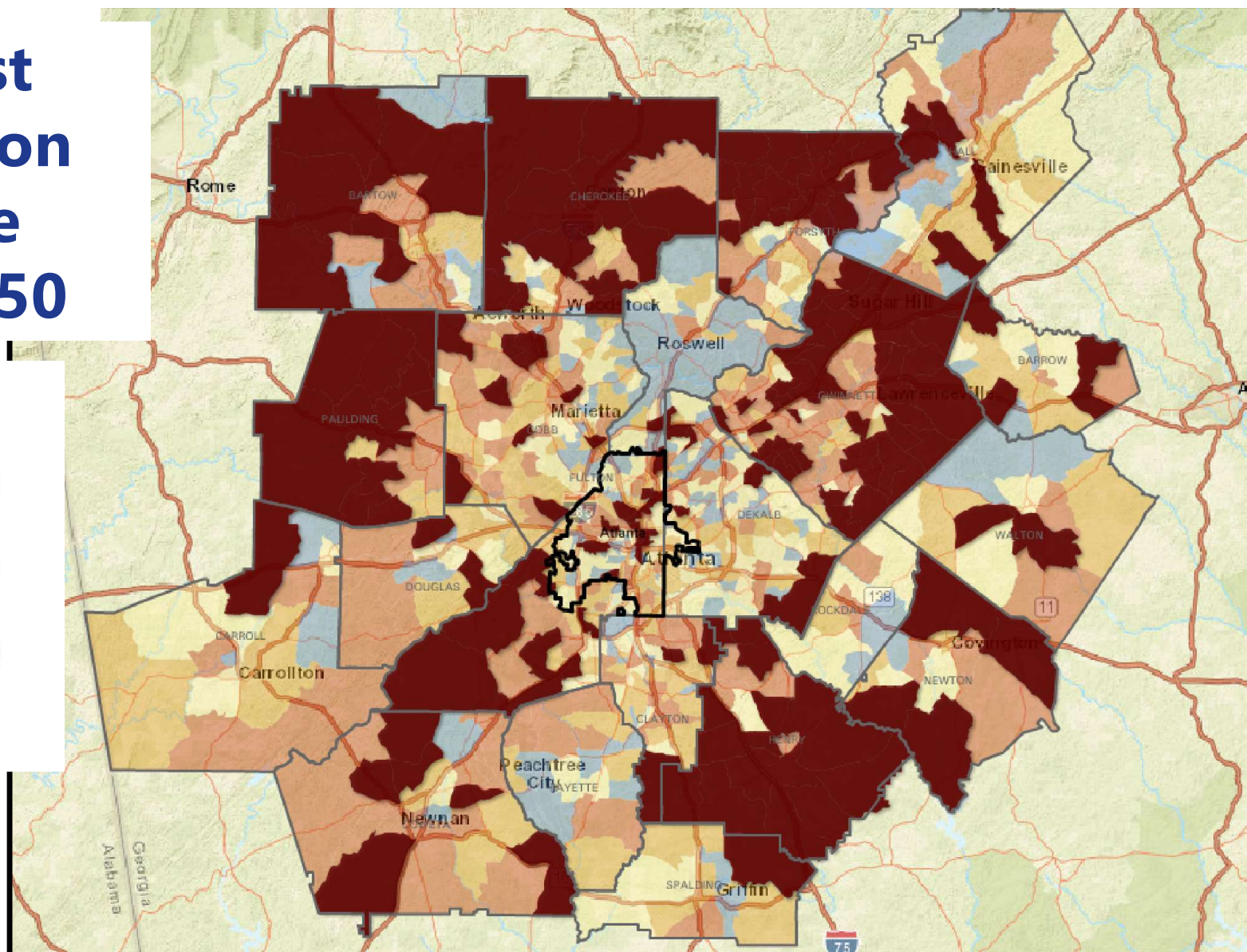




# Forecast Population Change 2015-2050

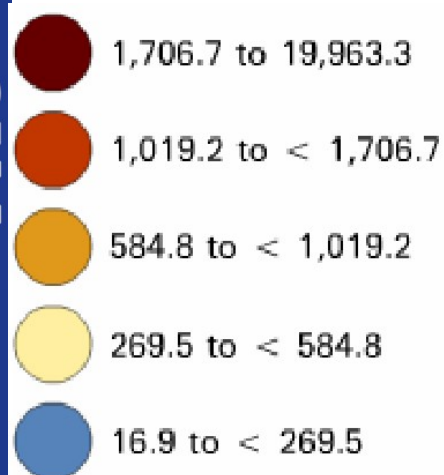


Source: ARC *The Region's Plan*  
Forecast (2019) Series 16 DRAFT

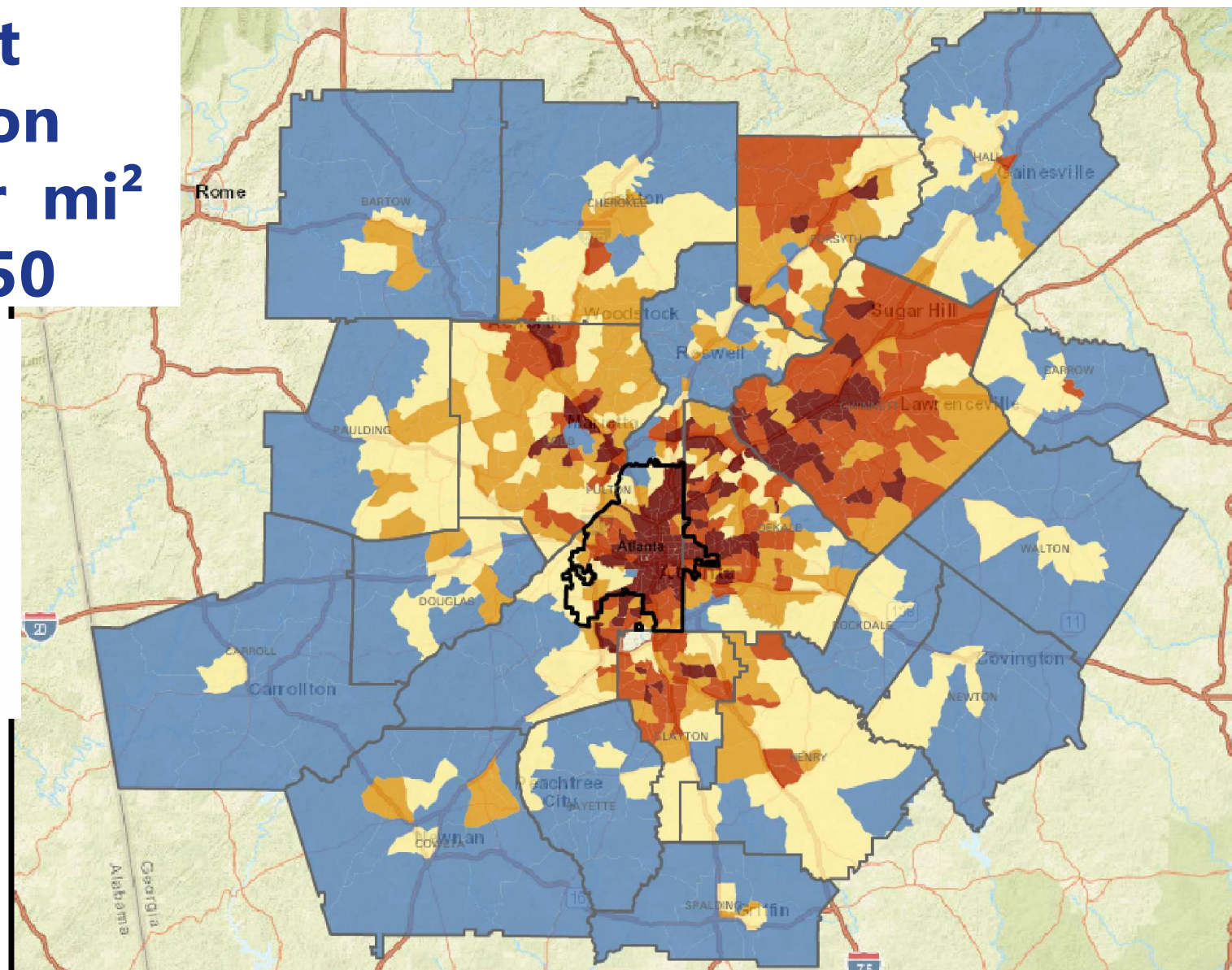




# Forecast Population Change, per mi<sup>2</sup> 2015-2050

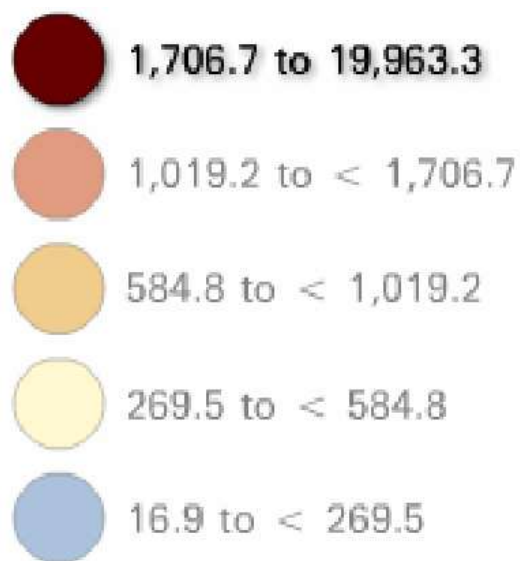


Source: ARC *The Region's Plan*  
Forecast (2019) Series 16 DRAFT

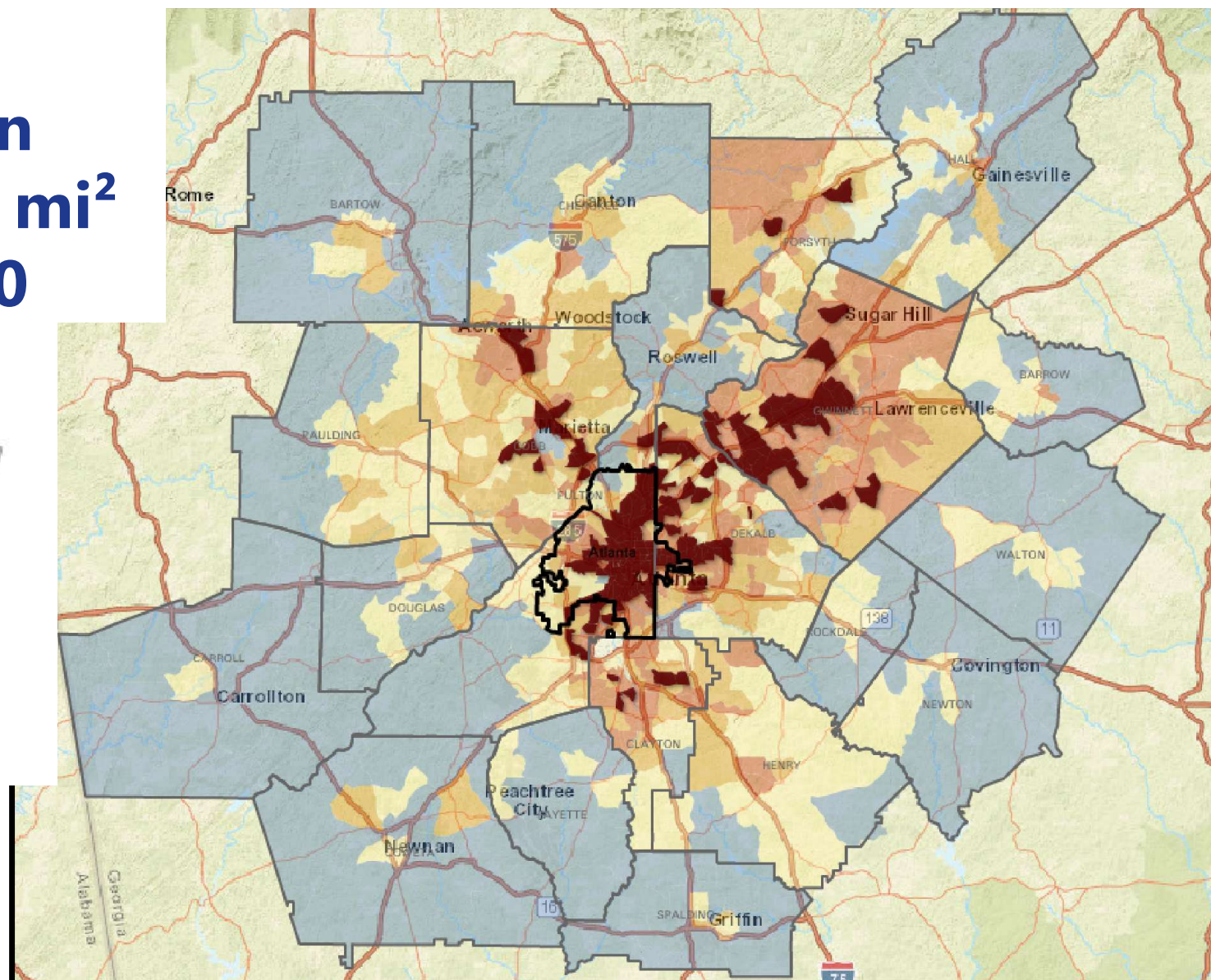




# Forecast Population Change, per mi<sup>2</sup> 2015-2050



Source: ARC *The Region's Plan*  
Forecast (2019) Series 16 DRAFT



# Local Government Level Change

Jurisdiction	2015 Total Pop	2040 Total Pop	Total Change, 2015-2040	Percent Change, 2015-2040
Atlanta	431,700	621,729	190,029	44.0%
Barrow	75,103	135,696	60,593	80.7%
Bartow	110,448	179,084	68,636	62.1%
Carroll	116,236	166,926	50,690	43.6%
Cherokee	233,231	392,411	159,180	68.2%
Clayton	266,888	327,552	60,664	22.7%
Cobb	727,521	885,062	157,541	21.7%
Coweta	141,156	239,808	98,652	69.9%
DeKalb	718,442	874,424	155,982	21.7%
Douglas	137,343	201,325	63,982	46.6%
Fayette	110,975	143,255	32,280	29.1%
Forsyth	206,701	430,301	223,600	108.2%
Fulton	970,290	1,264,376	294,086	30.3%
Gwinnett	859,757	1,350,358	490,601	57.1%
Hall	200,586	328,058	127,472	63.5%
Henry	218,364	351,691	133,327	61.1%
Newton	106,500	166,208	59,708	56.1%
Paulding	149,382	259,578	110,196	73.8%
Rockdale	89,390	128,103	38,713	43.3%
Spalding	66,291	100,086	33,795	51.0%
Walton	86,969	138,715	51,746	59.5%

Source: ARC Forecasts, series 15



# Economic S

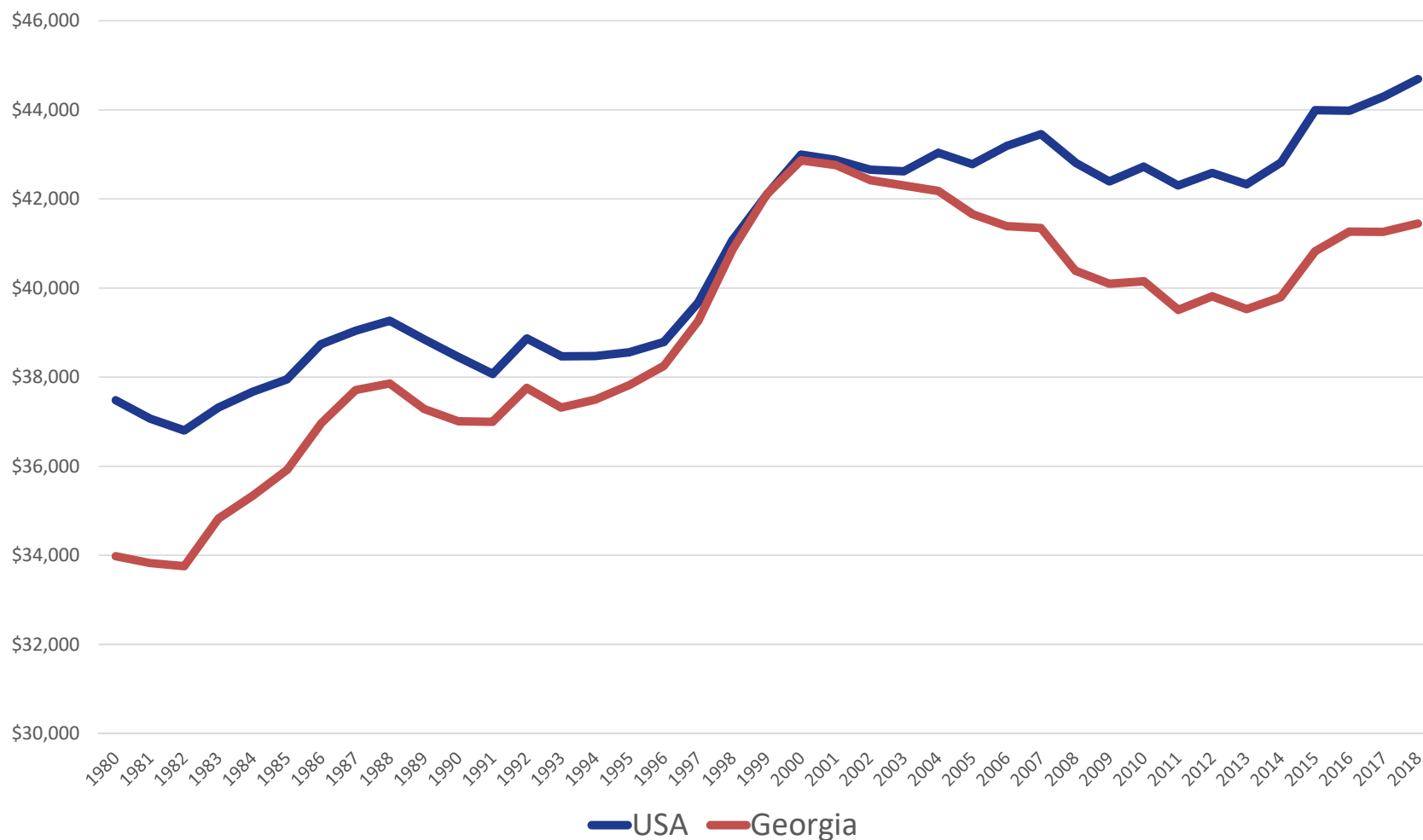
# Georgia Economic History *(Traded Clusters)*

Strong Cluster

1998			2016				
Cluster Name	National Rank (LQ)	Emp	Cluster Name	National Rank (LQ)	Emp	2016 Rank in Emp	1998 Rank in Emp
Business Services	11	240,879	Business Services	7	410,927	1	1
Distribution and Electronic Commerce	9	157,203	Distribution and Electronic Commerce	9	212,343	2	2
Textile Manufacturing	2	100,072	Transportation and Logistics	6	78,951	3	5
Hospitality and Tourism	11	64,178	Hospitality and Tourism	15	68,350	4	4
Transportation and Logistics	6	63,951	Education and Knowledge Creation	18	58,803	5	8
Financial Services	10	49,923	Insurance Services	10	55,254	6	7
Insurance Services	14	43,055	Financial Services	10	52,576	7	6
Education and Knowledge Creation	14	42,189	Textile Manufacturing	1	40,036	8	3
Livestock Processing	3	34,388	Livestock Processing	2	37,085	9	9
Production Technology and Heavy Machinery	15	31,769	Marketing, Design, and Publishing	10	34,430	10	16
Paper and Packaging	5	29,056	Communications Equipment and Services	5	26,989	11	21
Apparel	7	29,040	Automotive	14	26,804	12	13
Automotive	14	27,816	Information Technology and Analytical Instruments	14	25,986	13	20
Construction Products and Services	8	27,147	Food Processing and Manufacturing	14	25,854	14	15
Food Processing and Manufacturing	13	27,120	Construction Products and Services	9	25,689	15	14
Marketing, Design, and Publishing	13	25,022	Production Technology and Heavy Machinery	15	25,014	16	10
Plastics	13	23,912	Plastics	10	23,466	17	17
Printing Services	15	23,557	Aerospace Vehicles and Defense	7	20,753	18	+25
Furniture	12	22,281	Paper and Packaging	7	15,751	19	11
Information Technology and Analytical Instruments	23	21,813	Wood Products	7	14,450	20	23
Communications Equipment and Services	7	21,252	Printing Services	15	13,407	21	18
Aerospace Vehicles and Defense	9	20,933	Downstream Metal Products	14	11,434	22	25
Wood Products	9	20,143	Vulcanized and Fired Materials	9	11,011	23	+25
Lighting and Electrical Equipment	10	18,506	Lighting and Electrical Equipment	10	9,583	24	24
Downstream Metal Products	15	13,626	Downstream Chemical Products	10	9,506	25	25

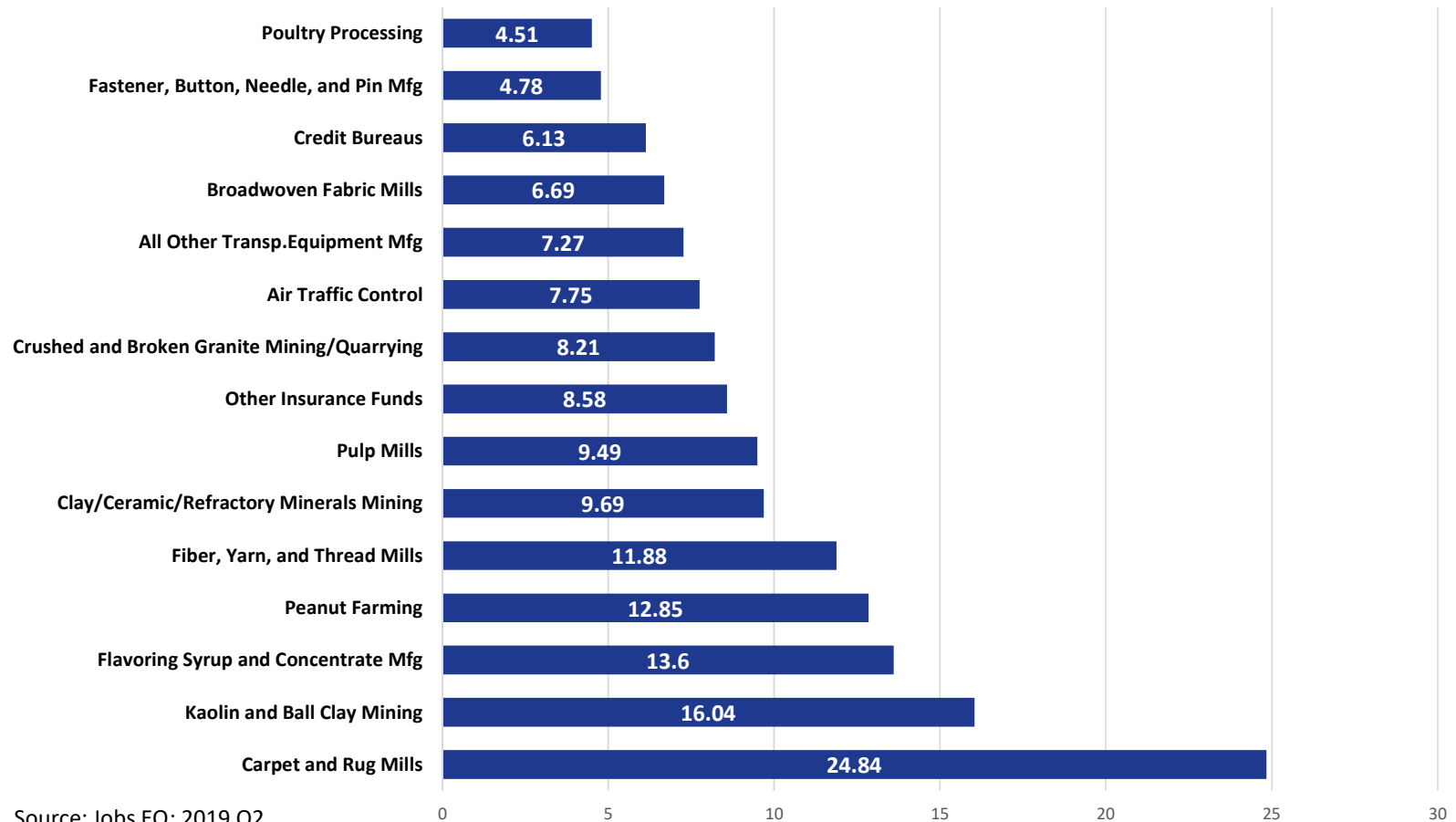
<http://clustermapping.us/region/state/georgia/cluster-portfolio>

# Average Earnings (\$2018) for State Below Nation— with little real increase from 2000 to 2014



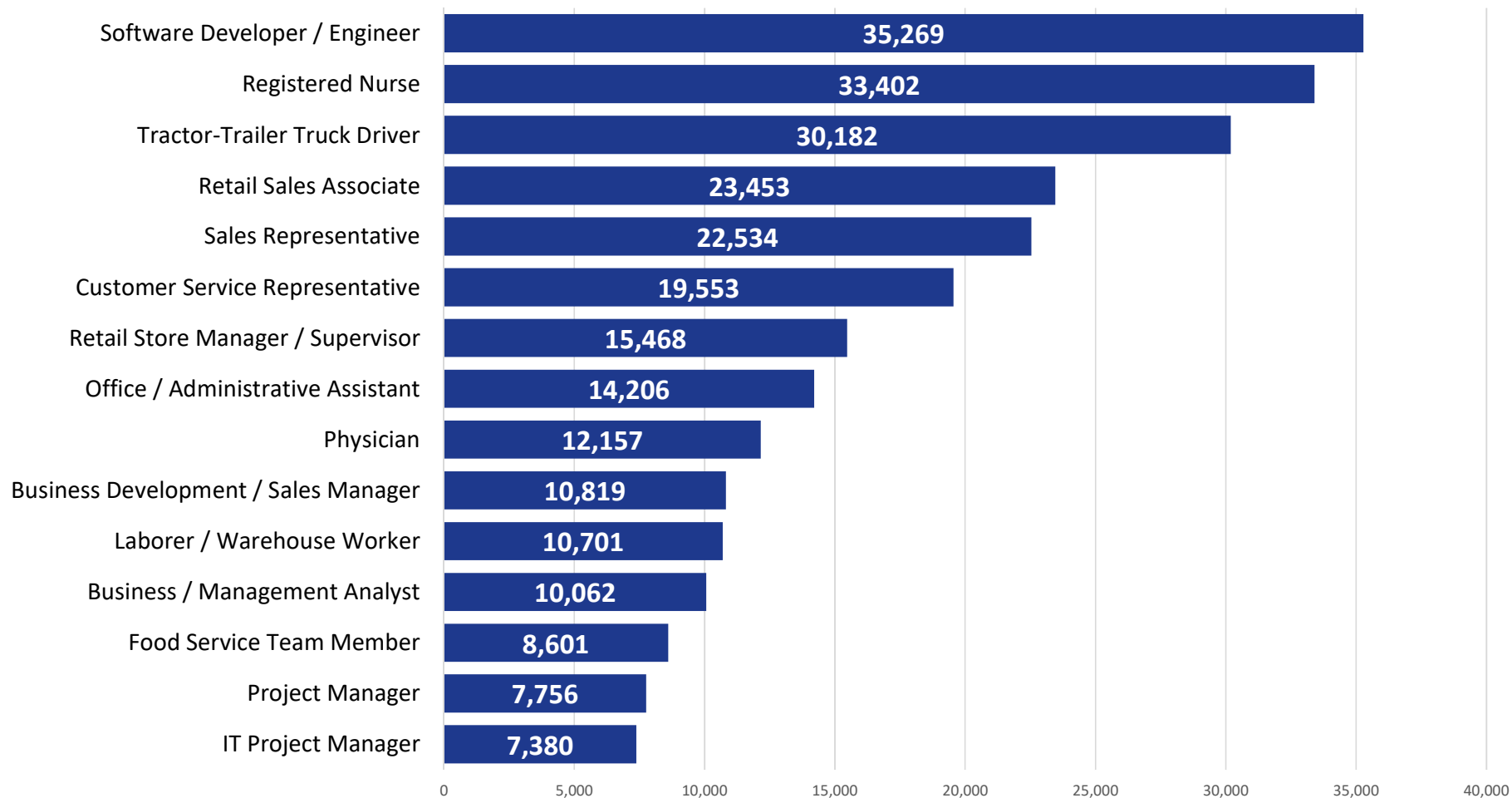
# Georgia-Our Economy: Our “Natural” Strengths

Concentration of Jobs in Sector : Nation (Location Quotient)



Source: Jobs EQ; 2019 Q2

# Top Job Posting Occupations- State of Georgia

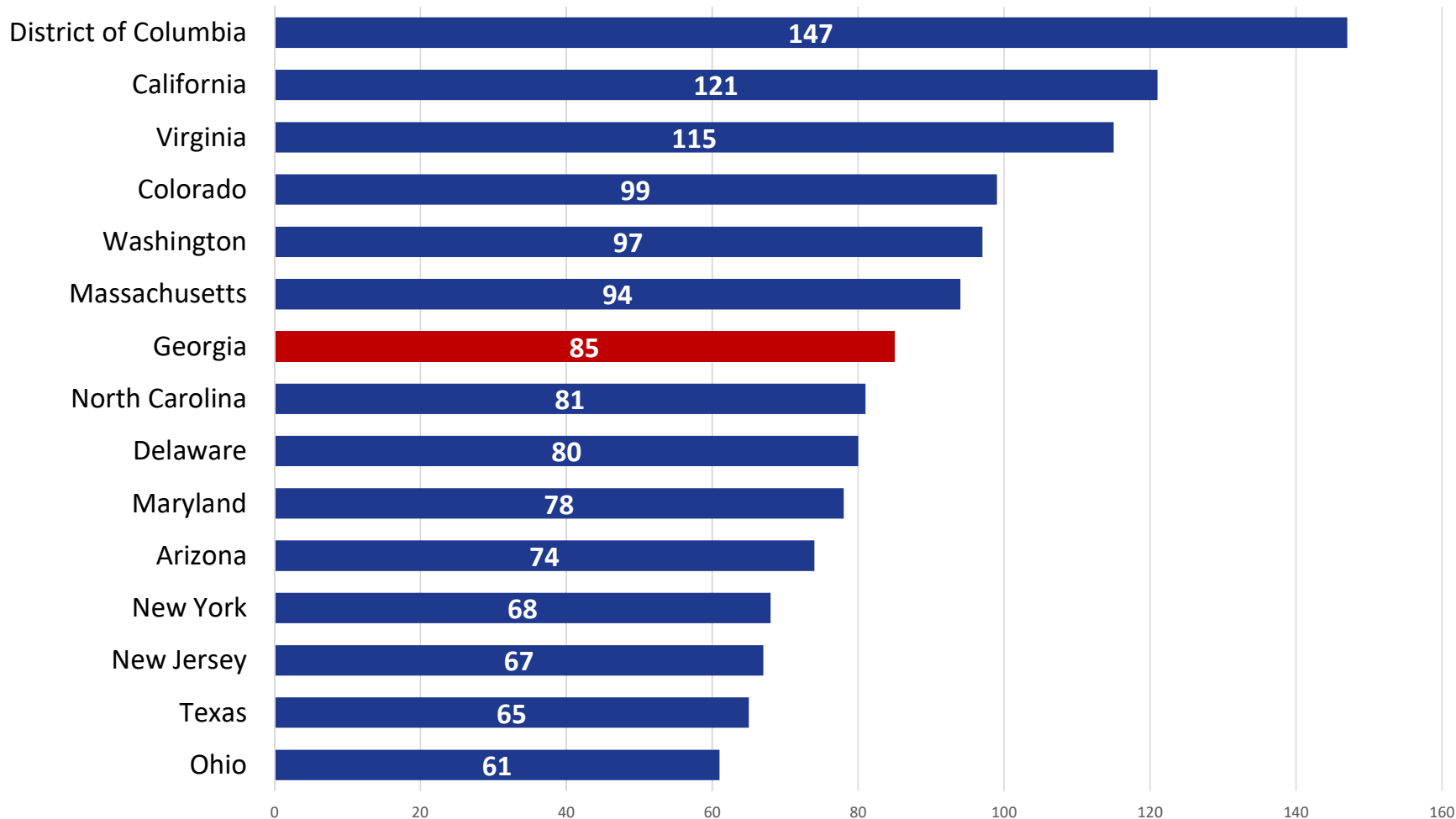


Source: Burning Glass/Labor Insight September 2019



# High-Tech: Demand for Software Developers, by State

Postings per 1,000 employed



Source: Burning Glass/Labor Insight September 2019

# Industry Snapshot for State of Georgia, 2019q2 JobsEQ



regional impact + local relevance

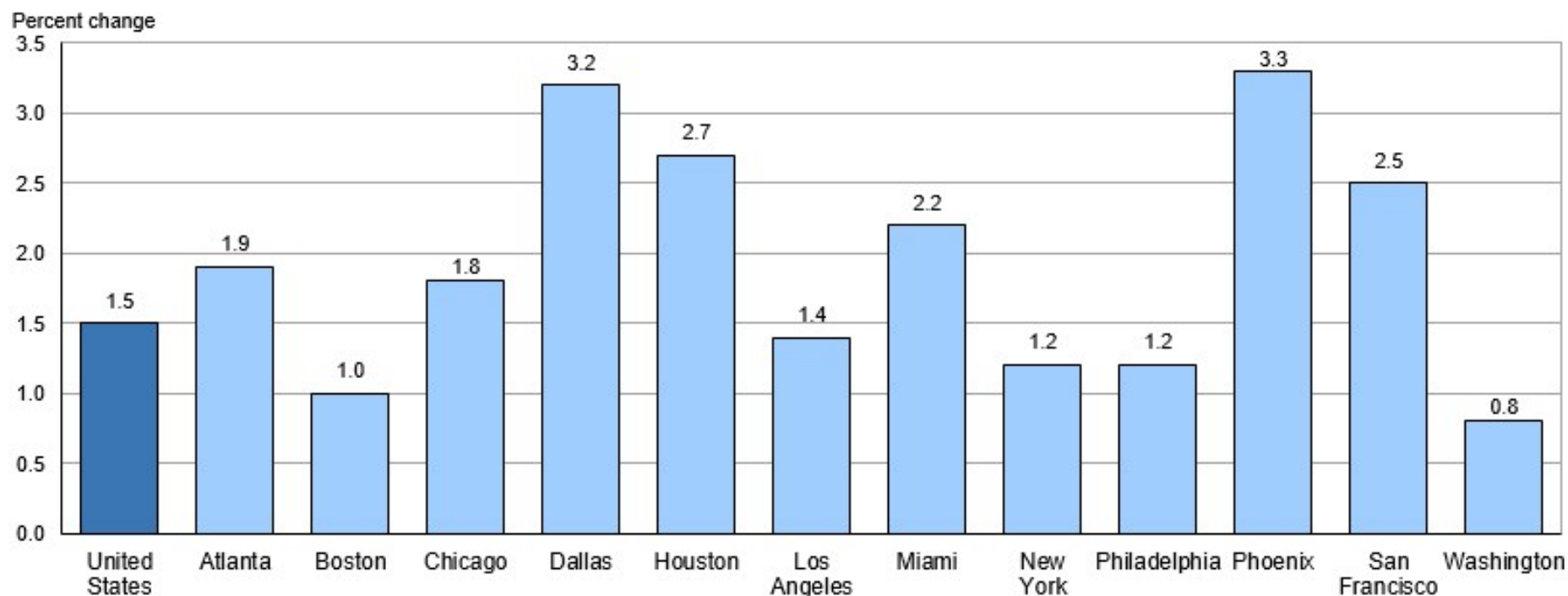


NAICS	Industry	Current			10-Year History		10-Year Forecast				
		Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
722	Food Services and Drinking Places	397,647	\$18,367	1.07	86,632	2.5%	746,391	308,567	389,917	47,906	1.1%
561	Administrative and Support Services	368,918	\$38,166	1.24	80,057	2.5%	508,837	194,295	261,265	53,277	1.4%
621	Ambulatory Health Care Services	231,532	\$63,136	0.92	60,136	3.1%	296,620	108,631	117,905	70,085	2.7%
541	Professional, Scientific, and Technical Services	314,104	\$85,604	0.96	52,840	1.9%	347,953	108,845	182,493	56,615	1.7%
622	Hospitals	192,827	\$59,771	0.97	28,537	1.6%	171,879	75,048	79,690	17,142	0.9%
493	Warehousing and Storage	55,504	\$41,390	1.50	27,942	7.3%	89,010	28,444	45,739	14,828	2.4%
551	Management of Companies and Enterprises	74,218	\$120,226	1.02	20,341	3.3%	78,289	26,120	44,316	7,852	1.0%
336	Transportation Equipment Manufacturing	55,288	\$71,219	1.02	16,782	3.7%	55,791	19,612	35,581	597	0.1%
524	Insurance Carriers and Related Activities	82,851	\$78,794	1.07	13,583	1.8%	89,423	32,148	48,964	8,311	1.0%
512	Motion Picture and Sound Recording Industries	20,578	\$56,654	1.45	12,965	10.5%	30,481	12,333	15,128	3,020	1.4%
624	Social Assistance	91,671	\$25,338	0.66	12,784	1.5%	143,285	61,365	60,220	21,699	2.1%
441	Motor Vehicle and Parts Dealers	69,430	\$51,779	1.09	12,528	2.0%	92,091	33,487	50,876	7,727	1.1%
445	Food and Beverage Stores	93,791	\$23,696	0.98	12,078	1.4%	146,310	65,214	76,248	4,848	0.5%
812	Personal and Laundry Services	72,781	\$24,860	1.05	9,996	1.5%	101,335	45,434	46,175	9,726	1.3%

# Metro Atlanta #6 in job growth, year-over-year

Atlanta MSA added 53,500 jobs YOY

Chart 3. Total nonfarm employment, over-the-year percent change, United States and 12 largest metropolitan areas, June 2019



Source: U.S. Bureau of Labor Statistics.

Source: Bureau of Labor Statistics

# Large Metros: Growth Index 2007-17

Jobs, GMP, Job Change in young firms

Growth index, 2007–2017 ?

Best performing

1-20

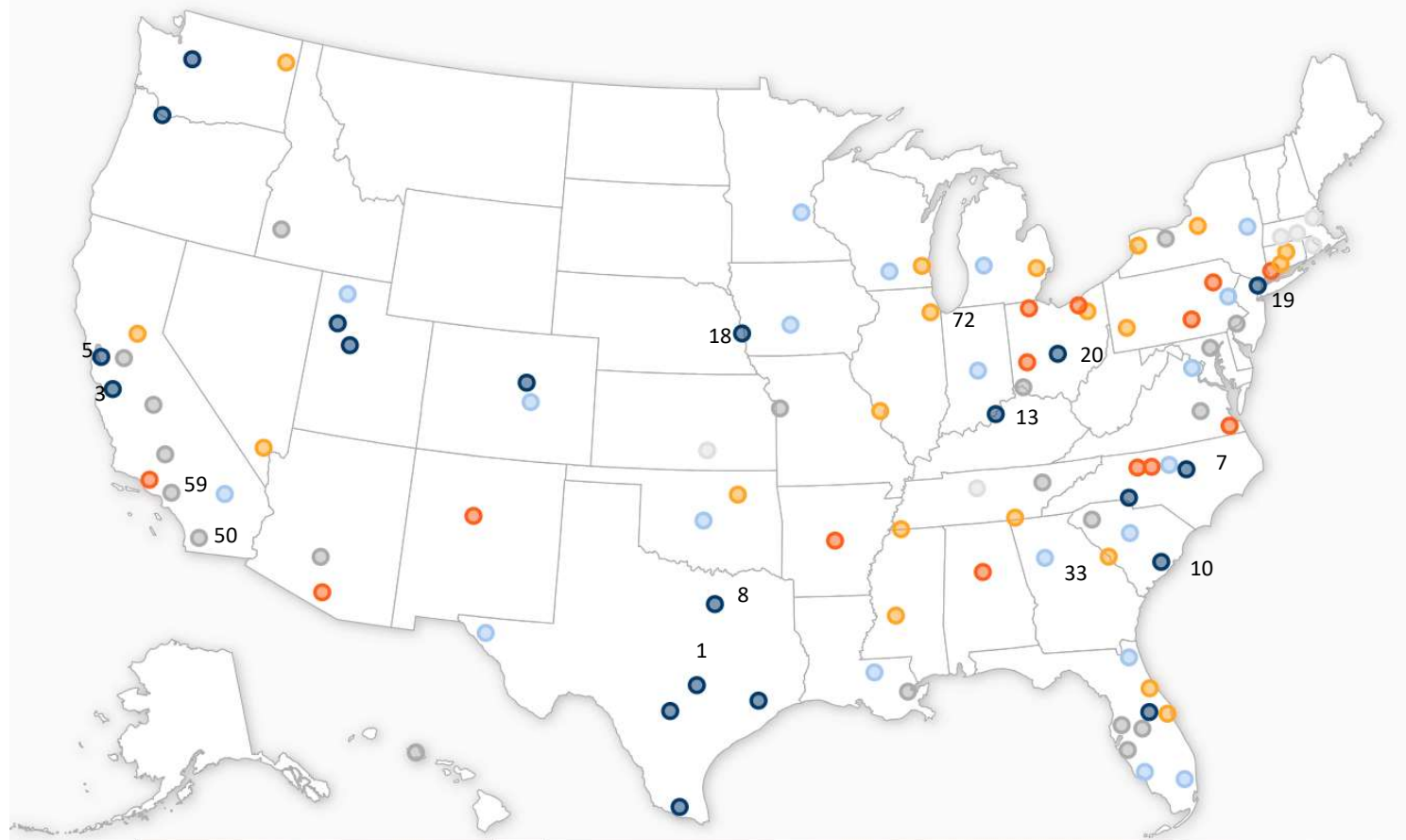
21-40

41-60

Worst performing

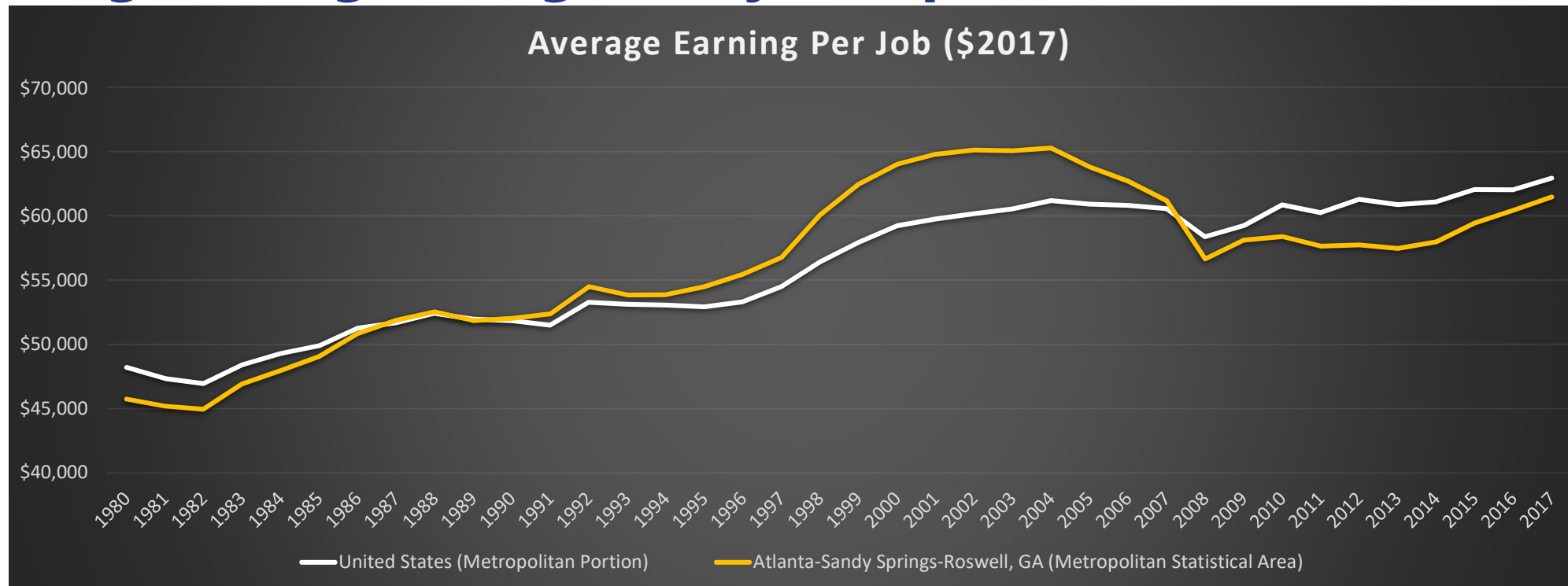
61-80

81-100



<https://www.brookings.edu/research/metro-monitor-2019-inclusion-remains-elusive-amid-widespread-metro-growth-and-rising-prosperity/>

# Wages are growing slowly compared to the US

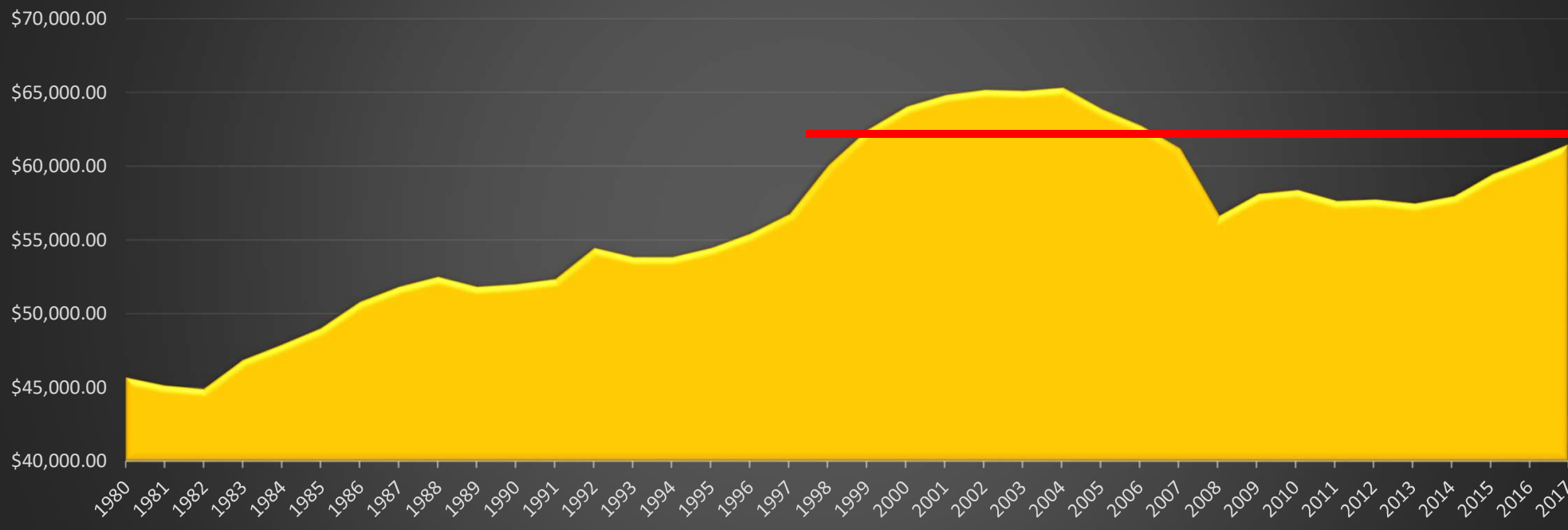


So then, our job growth compares favorably to the country. The same isn't true with our wage growth. For the 1990-2007 period, we had a comparative advantage on wages, but from the onset of the Great Recession all the way through 2017 our average earnings have trailed those of the nation. Final averages from this data series aren't ready yet for 2018, and while overall wages ticked up--the gap between us and the nation remained.



# It's About Helping Workers Move Ahead, and...

## Average Earning Per Job – Metro Atlanta (\$2017)

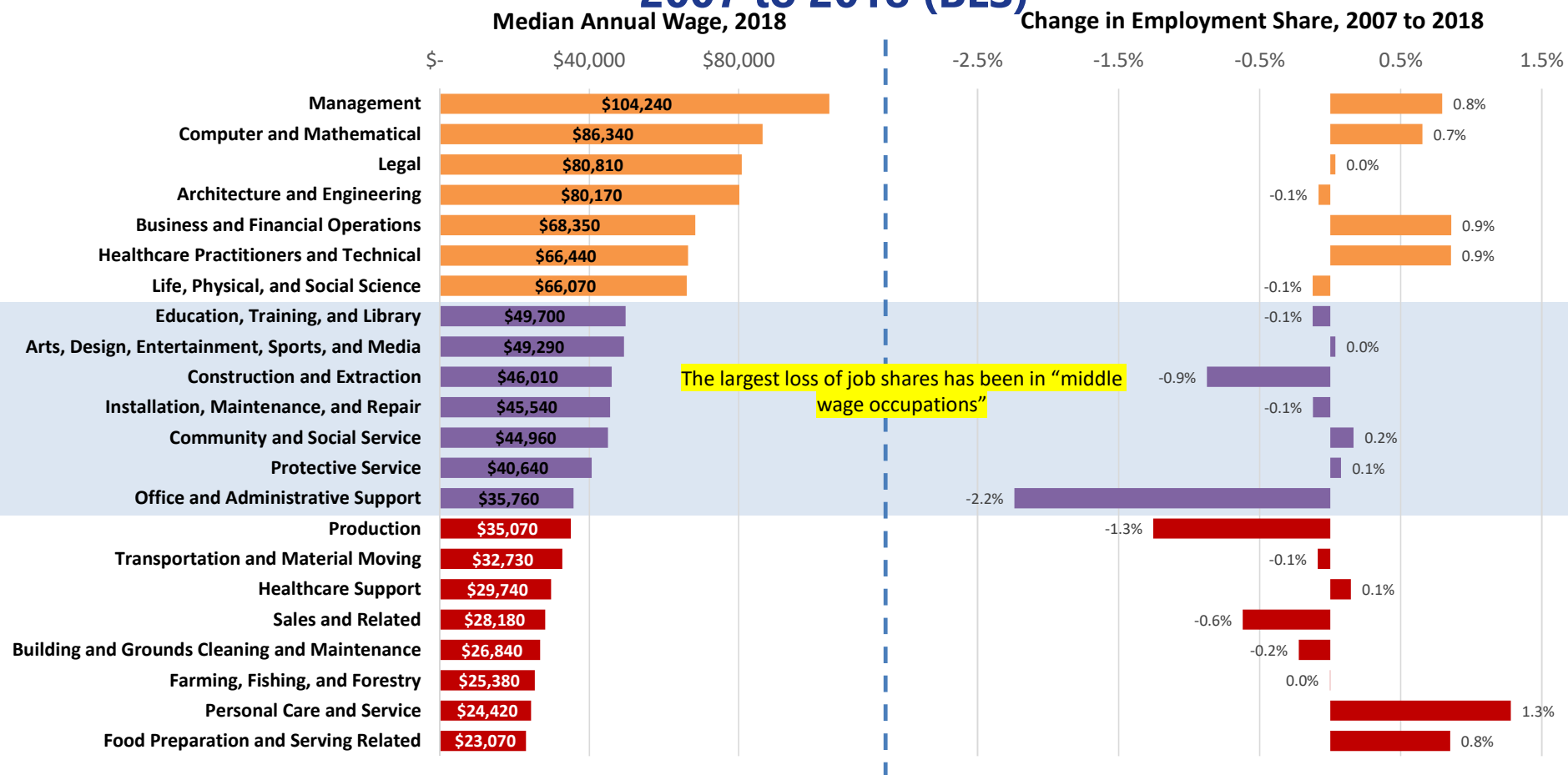


Focusing on the 2000 to 2017 period, in Atlanta only, the visual story becomes more dramatic. In 2017 dollars, Atlanta has seen no real wage growth over that period. From 2000-2005, wages grew, but started to decrease even before the Great Recession hit. Only recently (2017) did we get back to the real average earnings of 2007 (and we're still a tick below 2000 levels).

Source: Bureau of Economic Analysis; (CPI from Bureau of Labor Statistics)

# United States

## Major Occupations by Median Annual Wage & Change in Employment Share 2007 to 2018 (BLS)



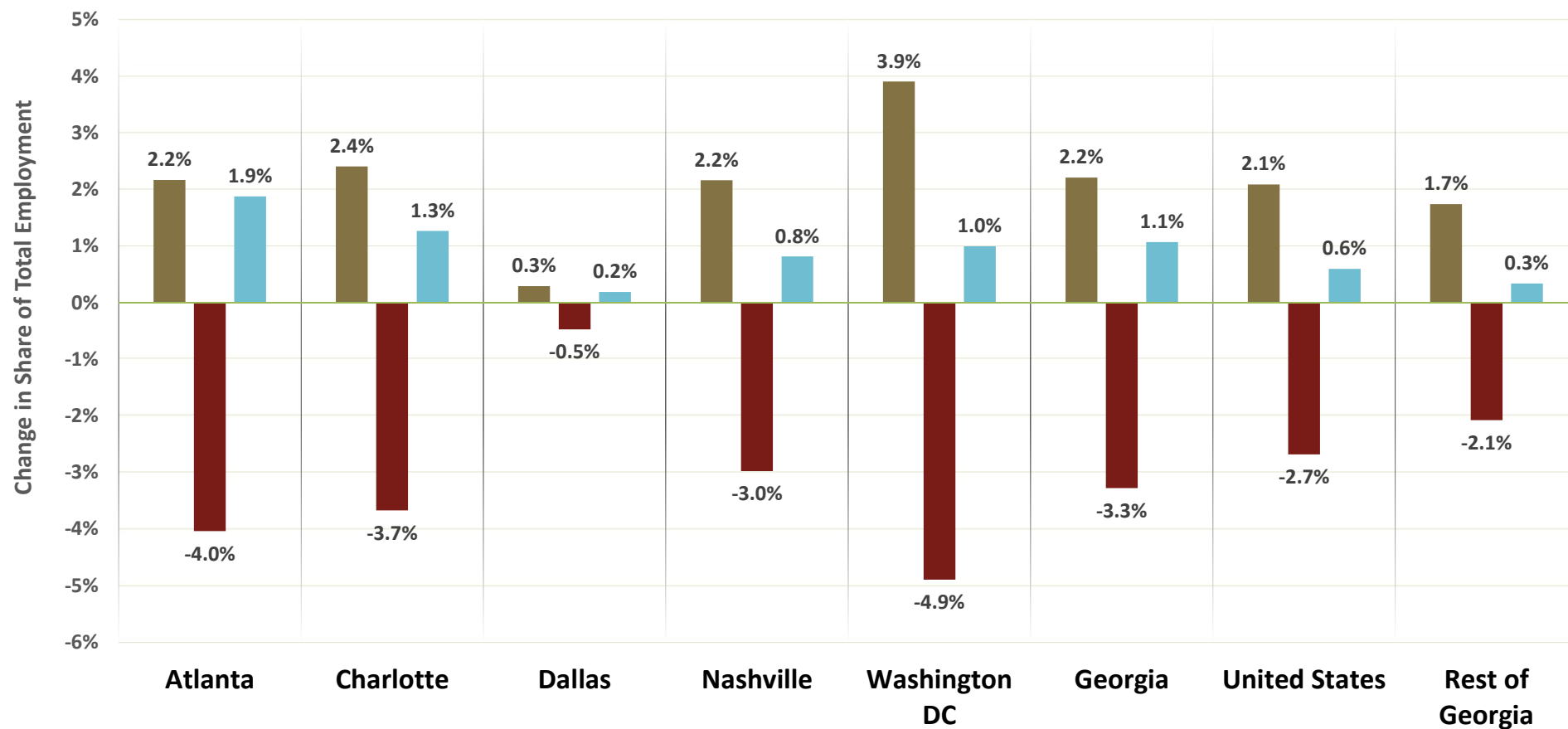
# Change in Share of Employment by Occupational Wage Category 2005-16

## Metro Area Comparison (BLS)

■ High Wage

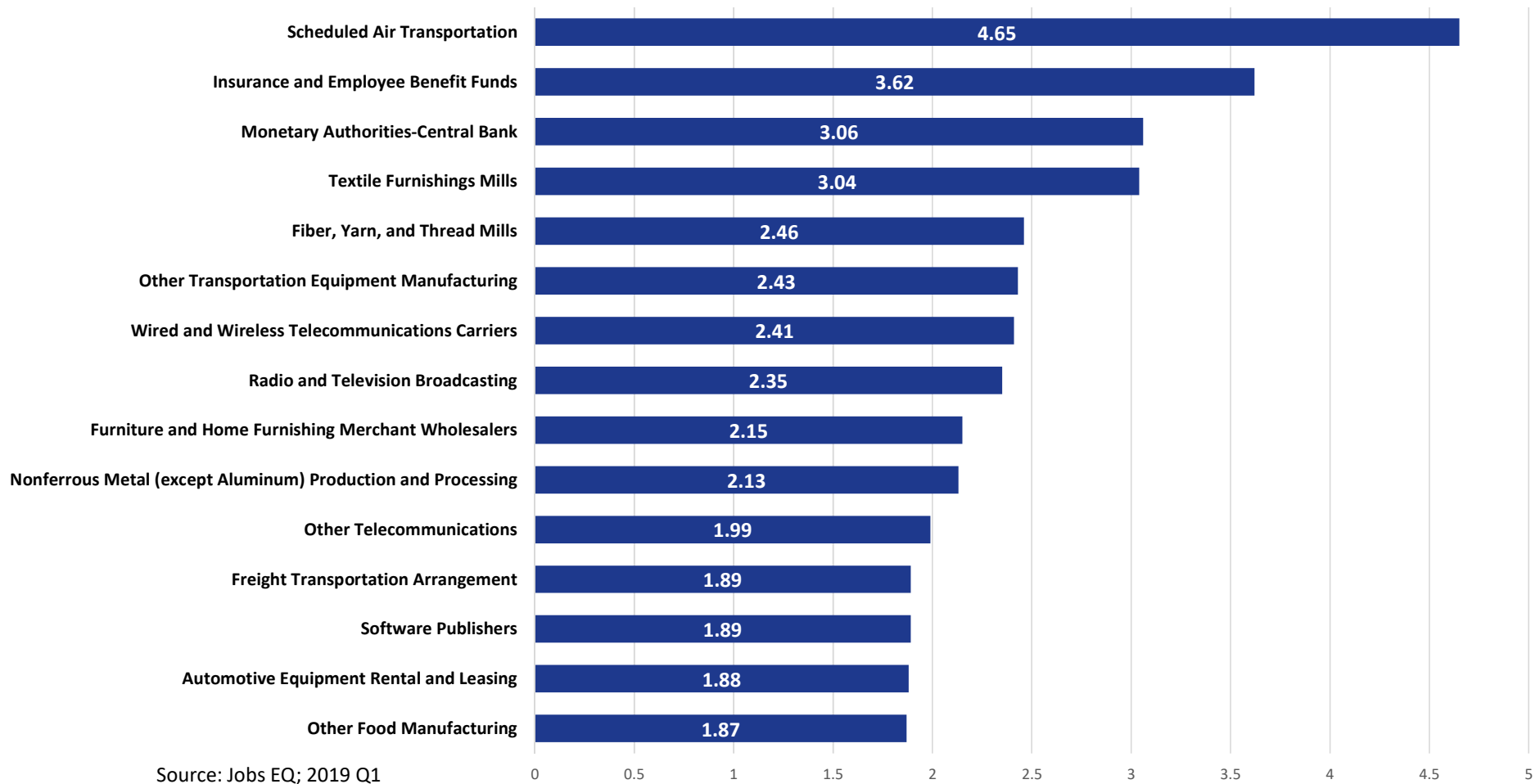
■ Middle Wage

■ Low Wage



# Atlanta MSA Economy: Our “Natural” Strengths

Concentration of Jobs in Sector: Nation (Location Quotient)



# Industry Snapshot in Atlanta MSA, 2019q1 JobsEQ

ARC

regional impact + local relevance

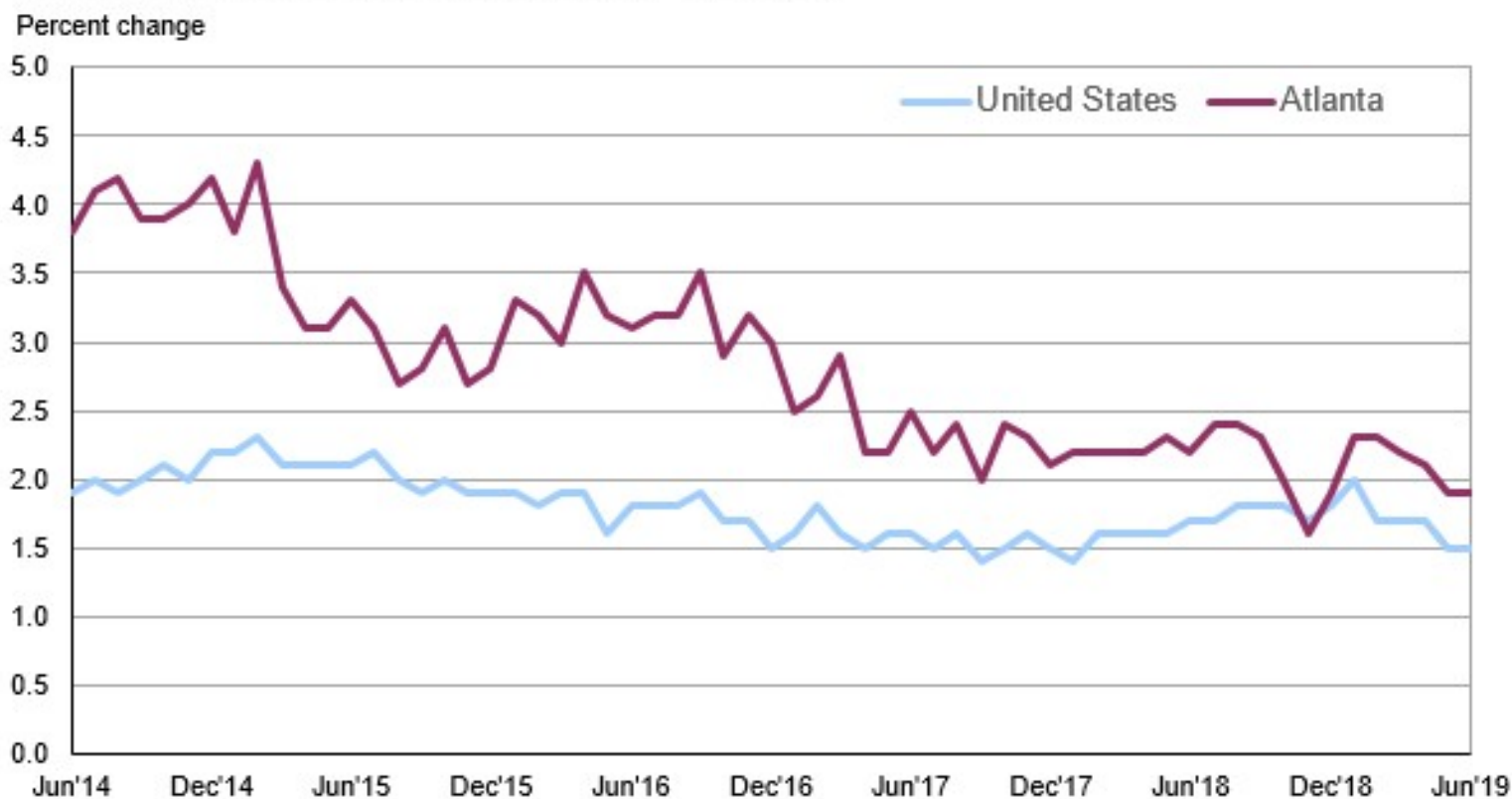
+

NAICS	Industry	Empl	Current	LQ	10-Year History		Total Demand	10-Year Forecast			Ann % Growth
			Avg Ann Wages		Empl Change	Ann %		Exits	Transfers	Empl Growth	
722	Food Services and Drinking Places	240,125	\$19,239	1.09	55,963	2.7%	460,437	188,210	237,829	34,399	1.3%
561	Administrative and Support Services	235,102	\$40,831	1.33	45,668	2.2%	329,094	124,538	167,465	37,091	1.5%
621	Ambulatory Health Care Services	133,586	\$65,364	0.90	42,381	3.9%	174,862	63,169	68,562	43,131	2.8%
541	Professional, Scientific, and Technical Services	231,483	\$88,868	1.20	39,417	1.9%	259,318	80,519	135,002	43,797	1.7%
622	Hospitals	100,022	\$62,151	0.85	24,395	2.8%	94,716	39,645	42,096	12,974	1.2%
551	Management of Companies and Enterprises	61,277	\$124,803	1.42	20,162	4.1%	65,551	21,667	36,760	7,124	1.1%
493	Warehousing and Storage	31,973	\$44,140	1.51	15,849	7.1%	51,577	16,425	26,413	8,738	2.4%
512	<b>Motion Picture and Sound Recording Industries</b>	14,824	\$61,138	1.76	10,026	11.9%	22,070	8,903	10,920	2,247	1.4%
524	Insurance Carriers and Related Activities	54,715	\$85,350	1.20	9,880	2.0%	61,613	21,539	32,807	7,267	1.3%
624	Social Assistance	54,926	\$26,566	0.68	9,416	1.9%	88,003	37,149	36,456	14,399	2.4%
812	Personal and Laundry Services	48,907	\$25,571	1.18	9,172	2.1%	70,317	30,922	31,426	7,969	1.5%
445	Food and Beverage Stores	56,962	\$24,514	1.00	8,206	1.6%	90,678	39,952	46,713	4,013	0.7%
611	Educational Services	220,987	\$51,627	0.94	7,979	0.4%	240,314	103,564	111,512	25,238	1.1%
452	General Merchandise Stores	59,674	\$24,379	1.03	7,360	1.3%	91,723	39,009	47,533	5,181	0.8%
441	Motor Vehicle and Parts Dealers	39,999	\$54,719	1.06	7,314	2.0%	54,788	19,533	29,677	5,578	1.3%
713	Amusement, Gambling, and Recreation Industries	27,335	\$21,638	0.74	6,419	2.7%	48,893	19,869	24,875	4,148	1.4%
485	Transit and Ground Passenger Transportation	16,790	\$35,025	0.89	5,937	4.5%	24,174	12,352	8,688	3,133	1.7%
484	Truck Transportation	36,793	\$52,011	1.20	5,737	1.7%	43,092	15,864	24,427	2,801	0.7%
518	Data Processing, Hosting, and Related Services	11,614	\$135,890	1.78	5,018	5.8%	12,965	3,629	7,139	2,198	1.7%
488	Support Activities for Transportation	18,716	\$50,895	1.21	4,847	3.0%	24,086	8,139	12,828	3,119	1.6%
711	Performing Arts, Spectator Sports, and Related Industries	17,168	\$57,964	1.06	4,591	3.2%	23,664	9,777	11,300	2,587	1.4%
999	Unclassified	6,955	\$58,909	1.71	4,486	10.9%	9,292	3,527	4,818	947	1.3%
531	Real Estate	42,568	\$68,563	1.11	3,588	0.9%	50,033	21,247	23,373	5,413	1.2%
623	Nursing and Residential Care Facilities	30,668	\$31,531	0.47	3,534	1.2%	43,428	18,746	18,569	6,112	1.8%
332	Fabricated Metal Product Manufacturing	15,857	\$56,365	0.58	3,253	2.3%	17,193	5,779	10,874	540	0.3%



# Metro Atlanta Trending to the Nation Since Late Last Year

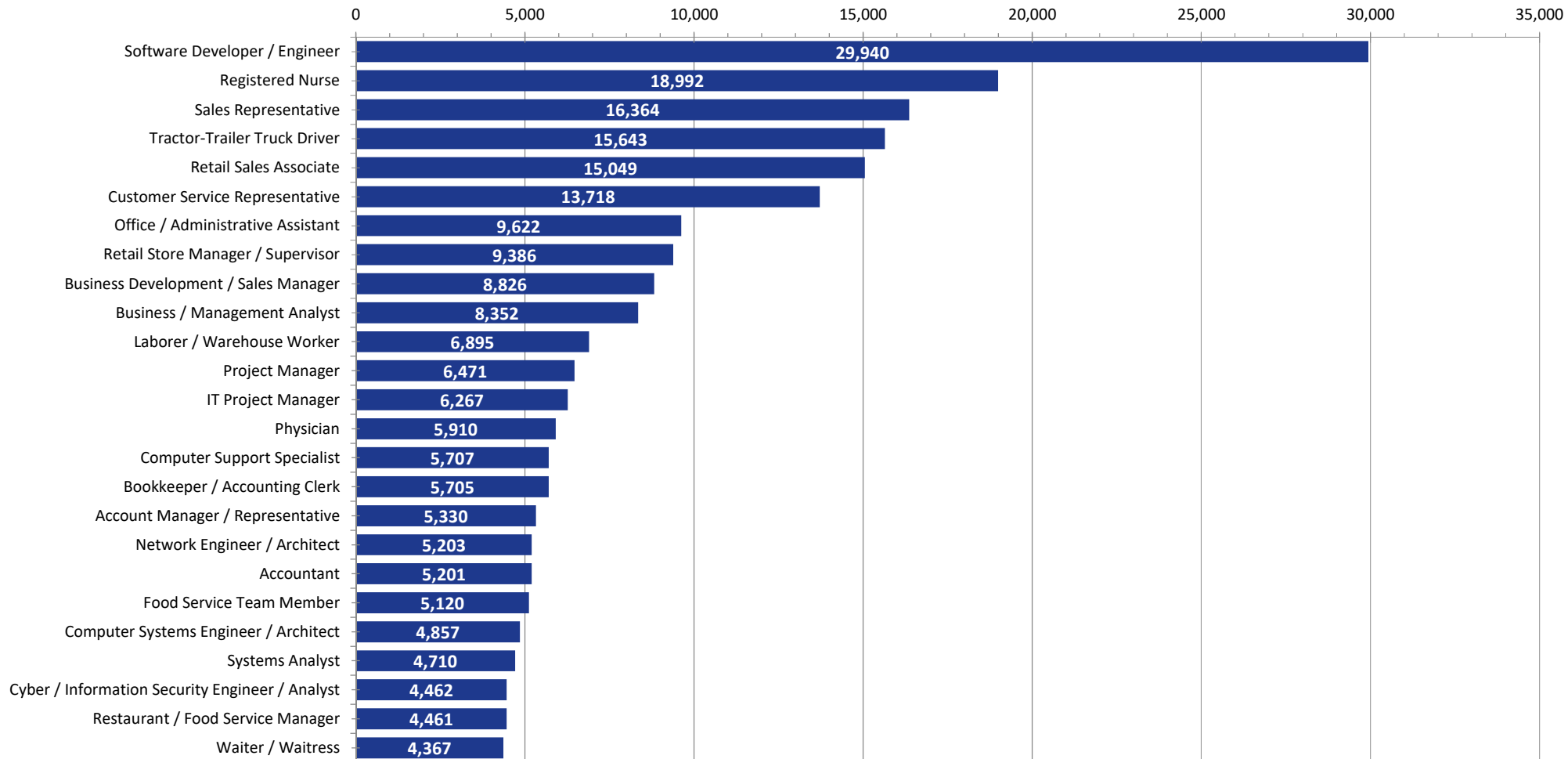
Chart 1. Total nonfarm employment, over-the-year percent change in the United States and the Atlanta metropolitan area, June 2014–June 2019



Source: U.S. Bureau of Labor Statistics.

Source: Bureau of Labor Statistics

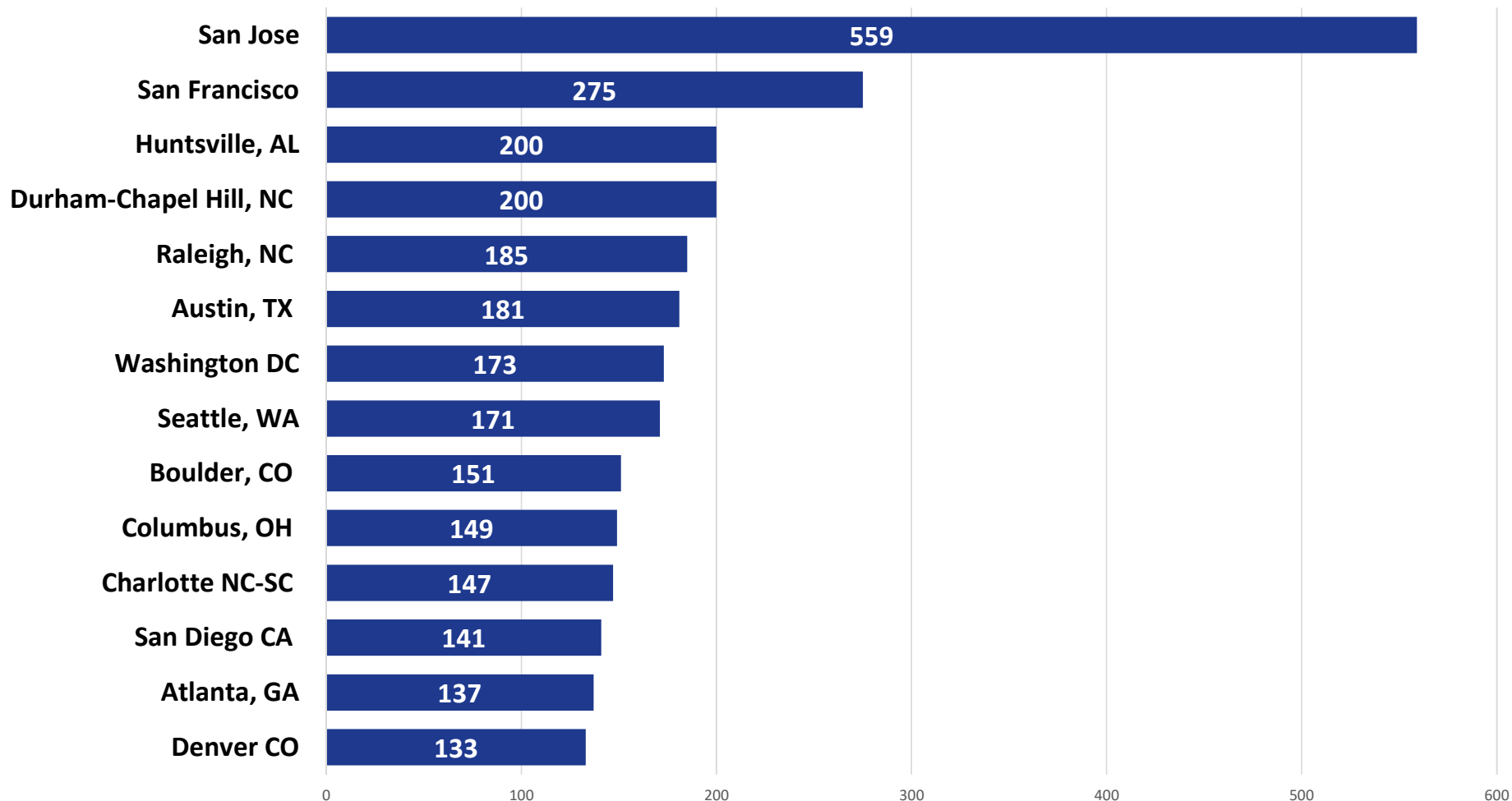
# Top Posting Occupations- Atlanta MSA



Source: Burning Glass/Labor Insight August 2019

# High-Tech: Demand for Software Developers

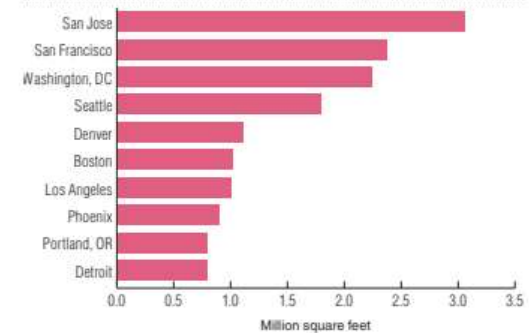
Postings per 1,000 employed



Source: Burning Glass/Labor Insight August 2019

# San Jose, San Francisco, Seattle, and Washington, D.C., accounted for 45 % of total market absorption in 58 markets

Exhibit 4-10 Highest Office Absorption, by Market, 1H 2018

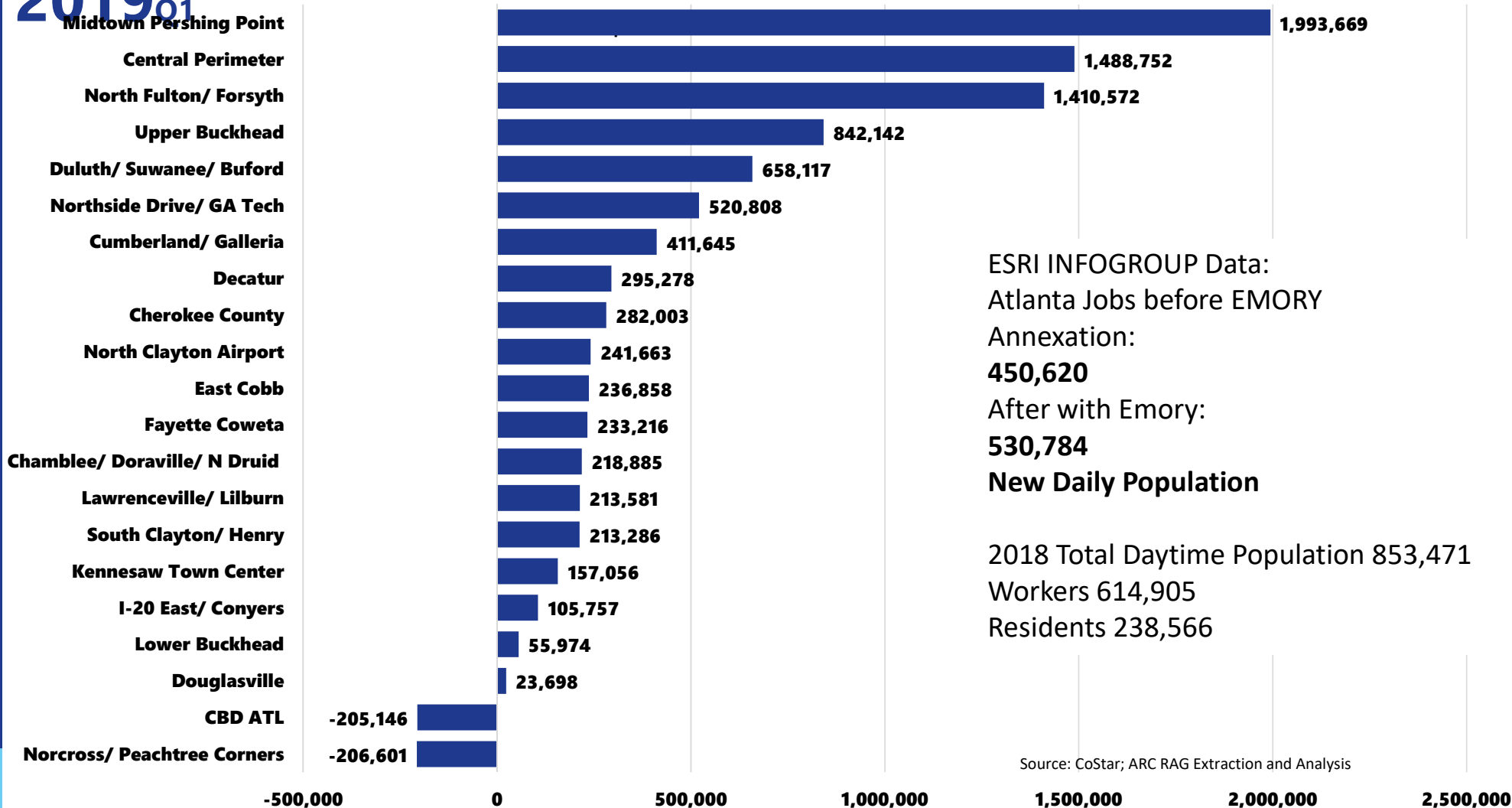


Source: CBRE Research Q2 2018.

U.S. office investors continue to transact in a fairly balanced market. Office vacancy has remained near 13 percent for the past two years as new supply meets demand. With rents up by only 1.3 percent in the past year, the office sector is ranked fourth of six property types in the Emerging Trends survey for investment prospects in 2019, and fifth for development prospects—similar to its rankings in last year’s Emerging Trends. However, significant variances exist by market as the tech industry continues to lead leasing trends. While the majority of markets continue to experience positive absorption, **San Jose, San Francisco, Seattle, and Washington, D.C., accounted for 45 percent of total market absorption in 58 markets in the first half of 2018.** Office supply is also concentrated in a few markets, with **41 percent of new office product under construction in just four markets—New York, San Francisco, D.C., and Seattle.** With the exception of D.C., these markets have generally maintained high central business district (CBD) occupancy rates.

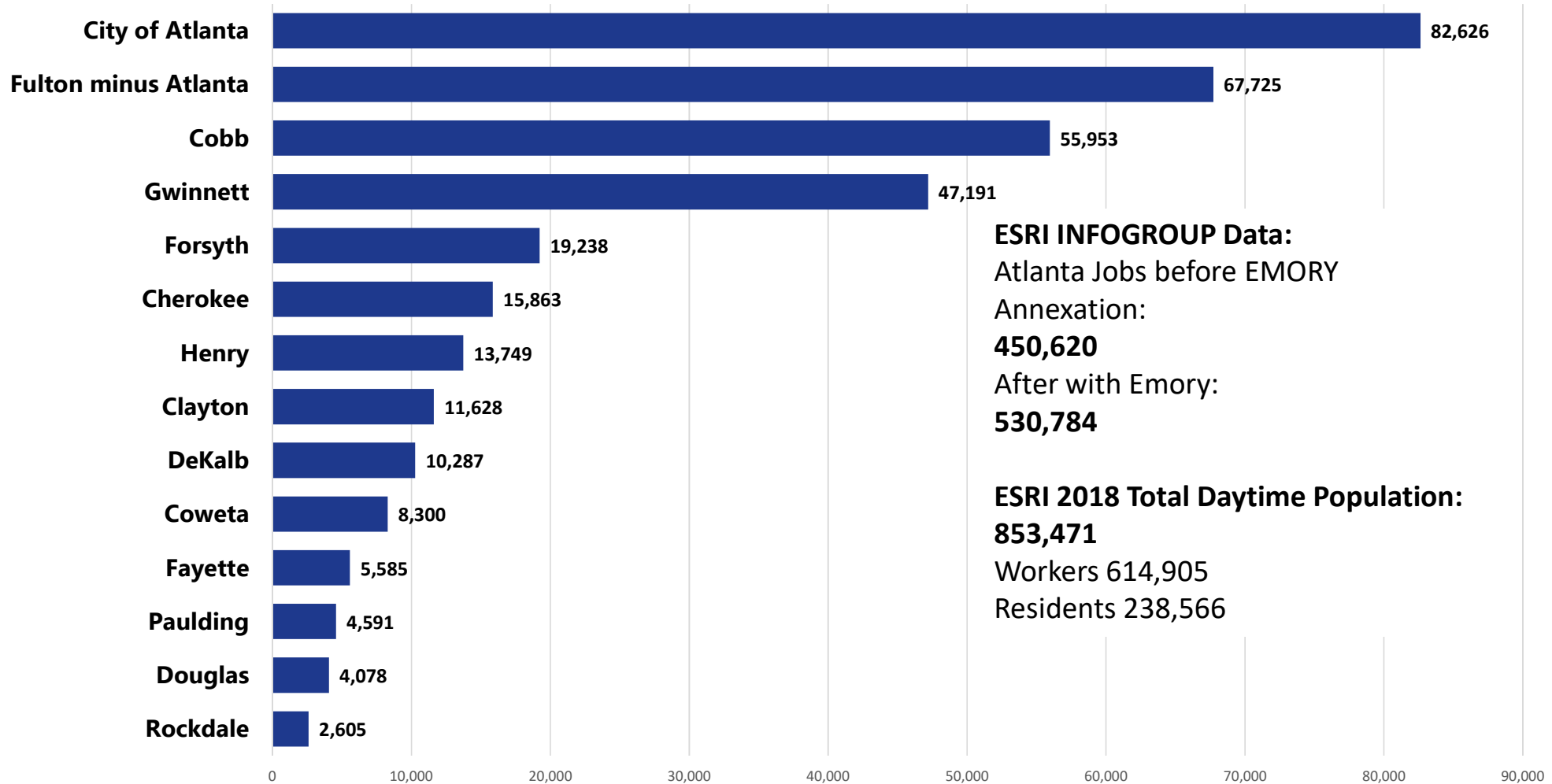
<https://www.pwc.com/us/en/asset-management/real-estate/assets/pwc-emerging-trends-in-real-estate-2019.pdf>

# Office Net New Space<sub>(SF)</sub> by Submarket: 2010<sub>Q1</sub> to 2019<sub>Q1</sub>





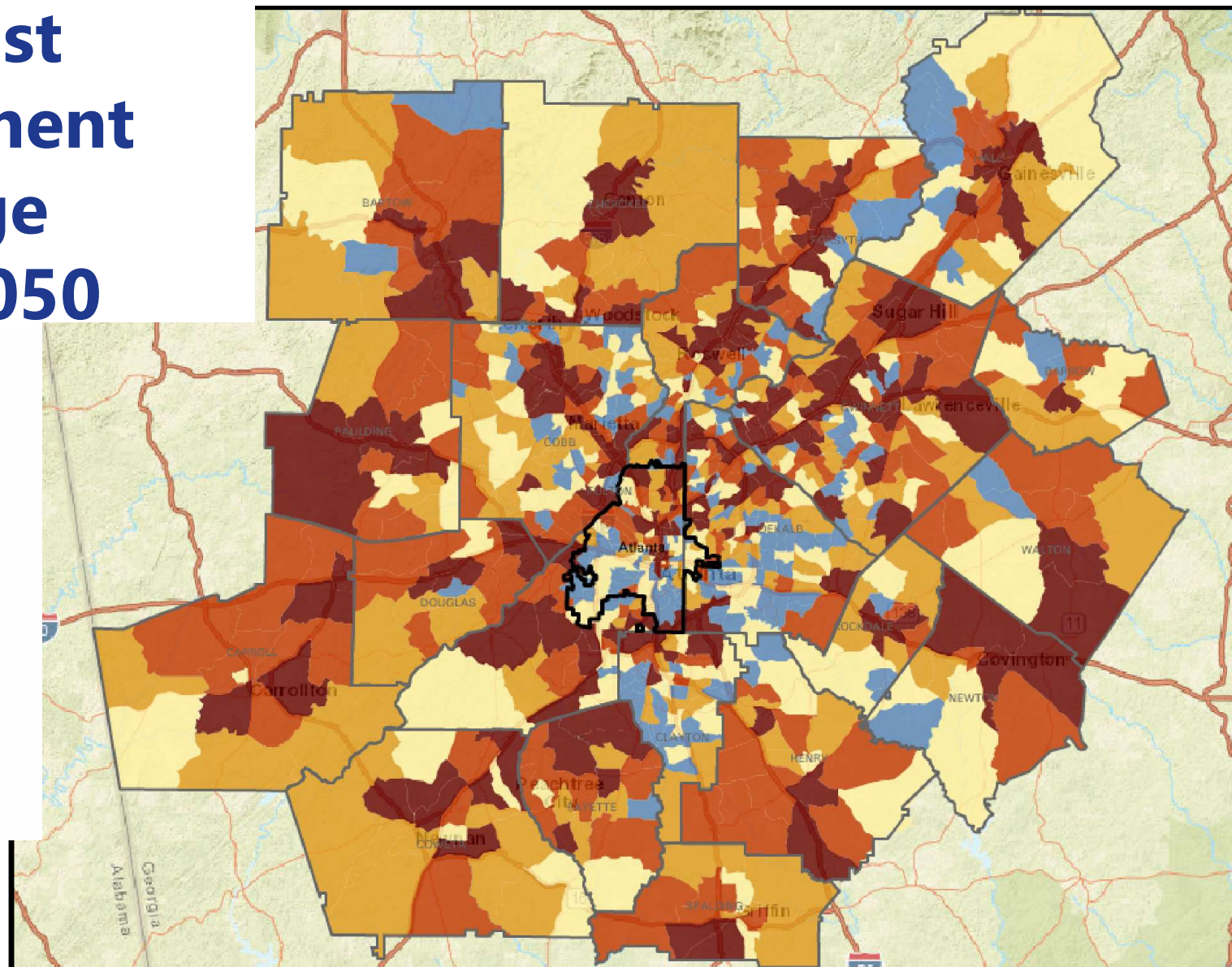
# Employment 2010-2019



# Forecast Employment Change 2015-2050

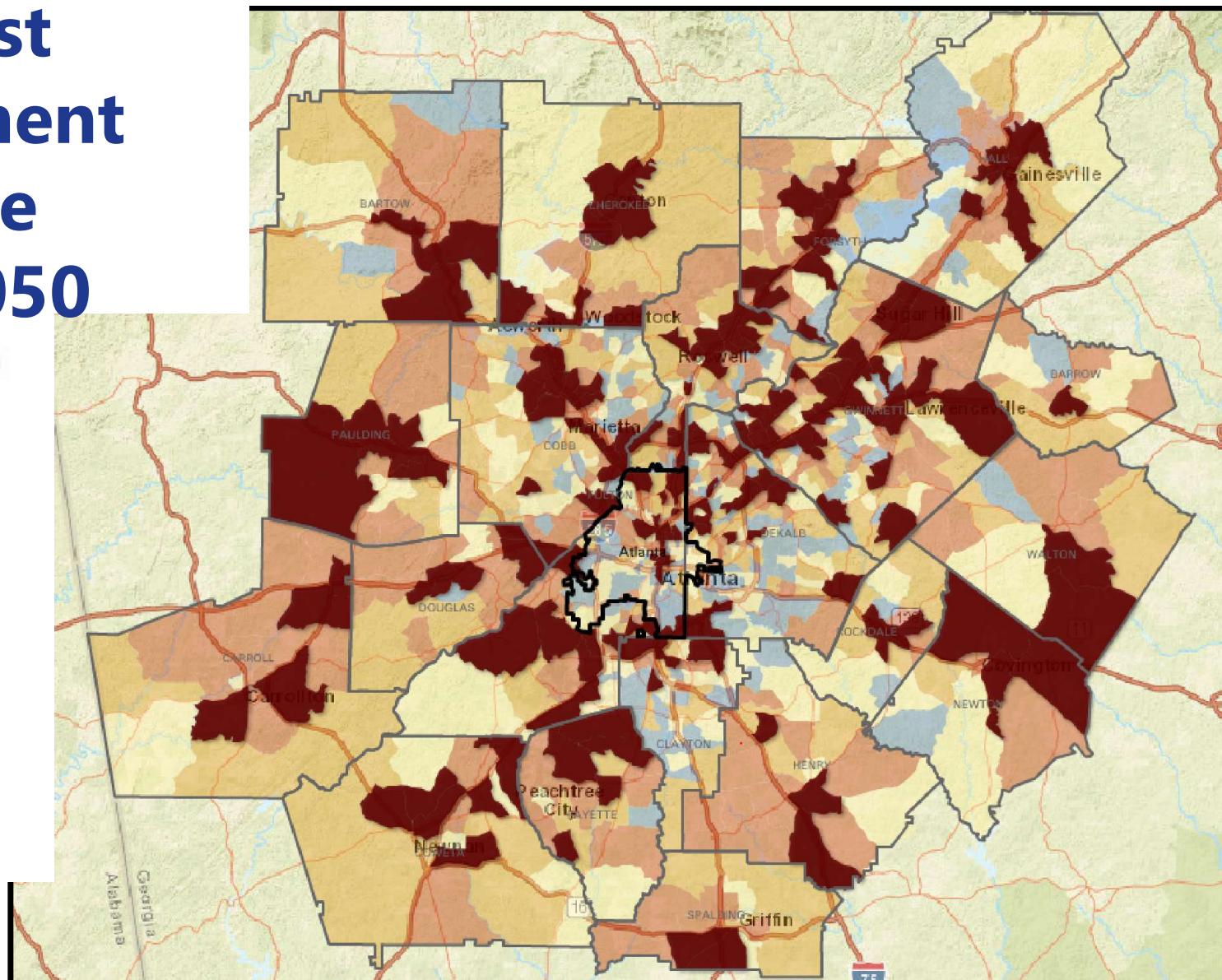


Source: ARC *The Region's Plan*  
Forecast (2019) Series 16 DRAFT





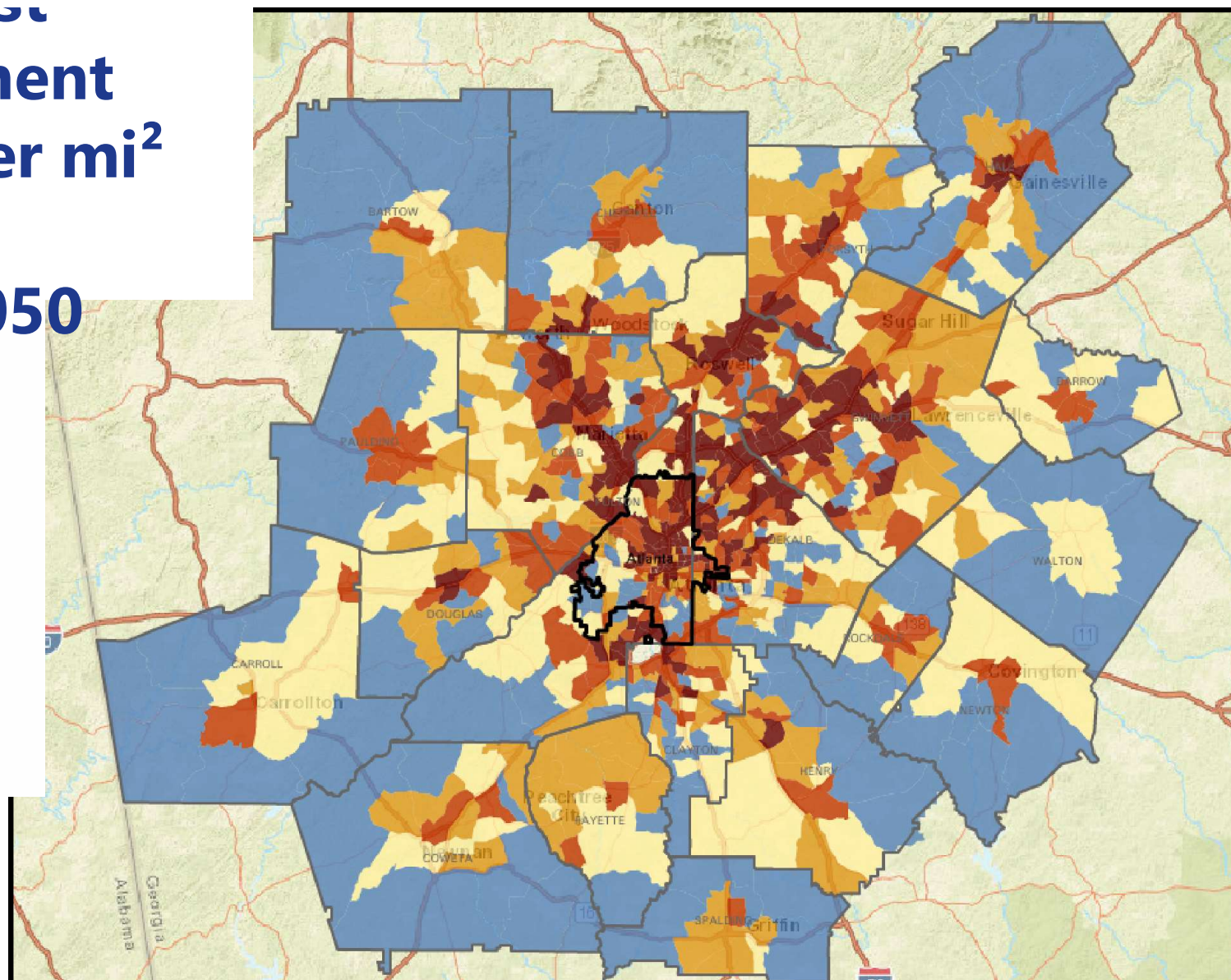
# Forecast Employment Change 2015-2050



Source: ARC *The Region's Plan*  
Forecast (2019) Series 16 DRAFT



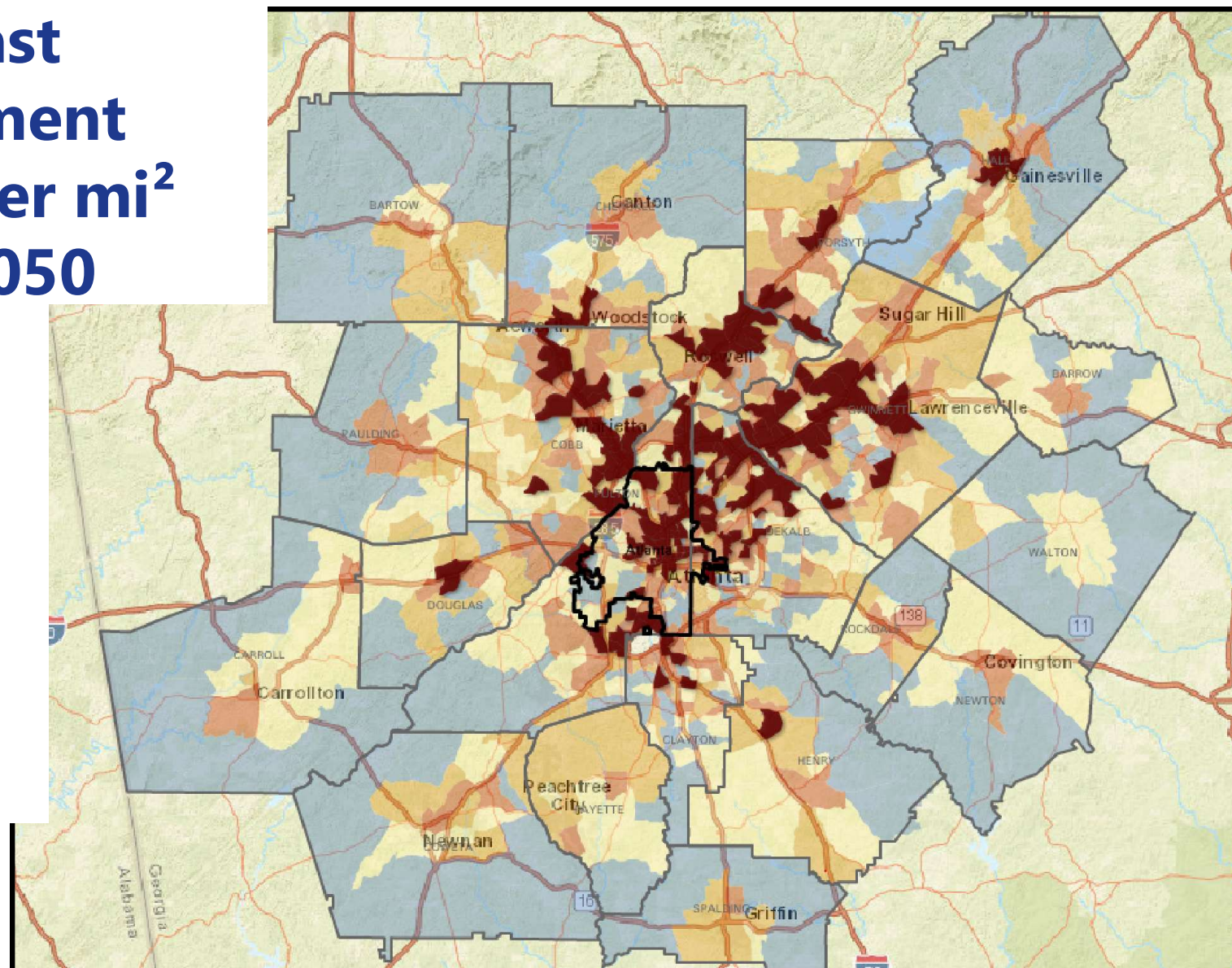
# Forecast Employment Change, per mi<sup>2</sup> Mile 2015-2050



Source: ARC *The Region's Plan*  
Forecast (2019) Series 16 DRAFT



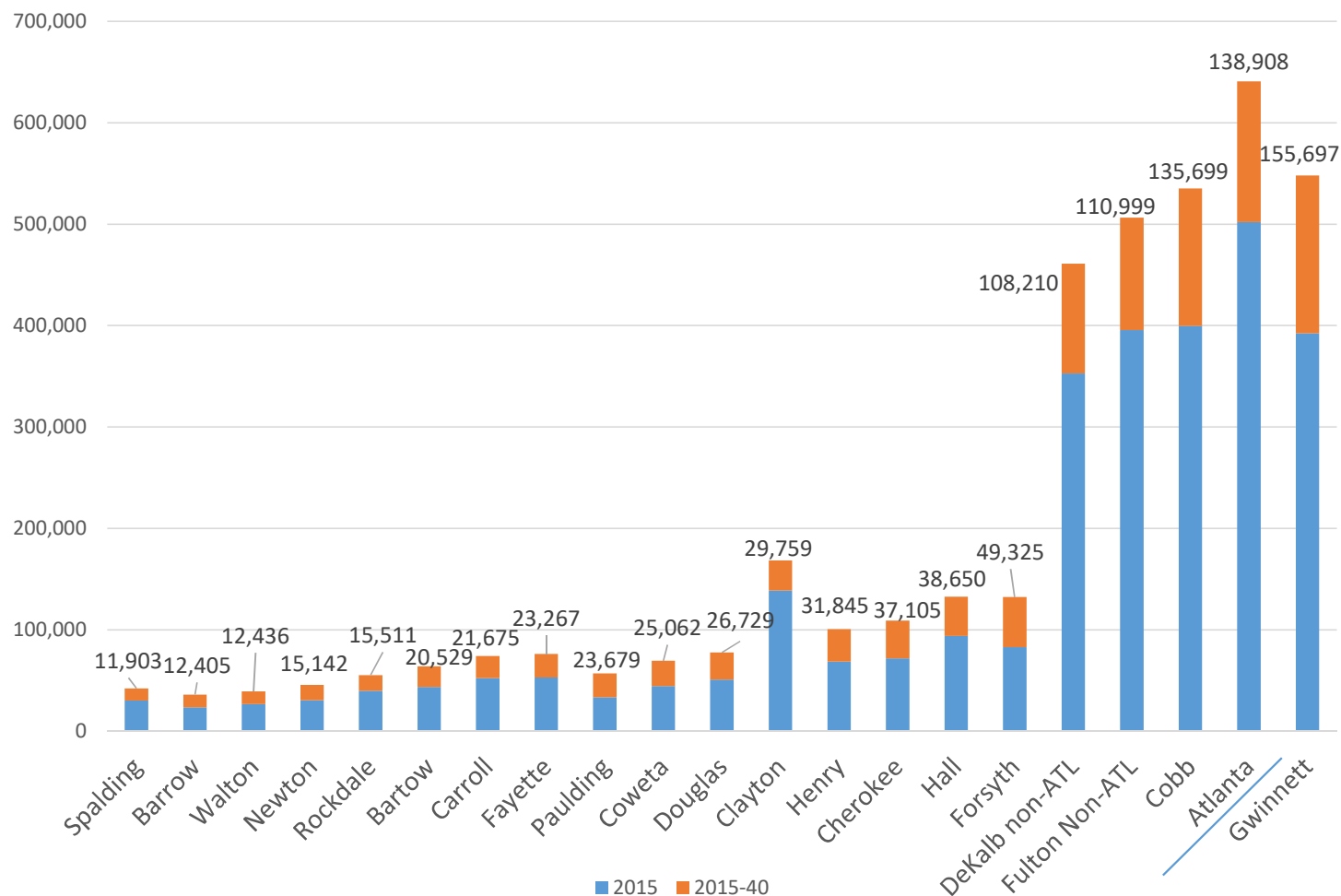
# Forecast Employment Change, per mi<sup>2</sup> 2015-2050



Source: ARC *The Region's Plan*  
Forecast (2019) Series 16 DRAFT

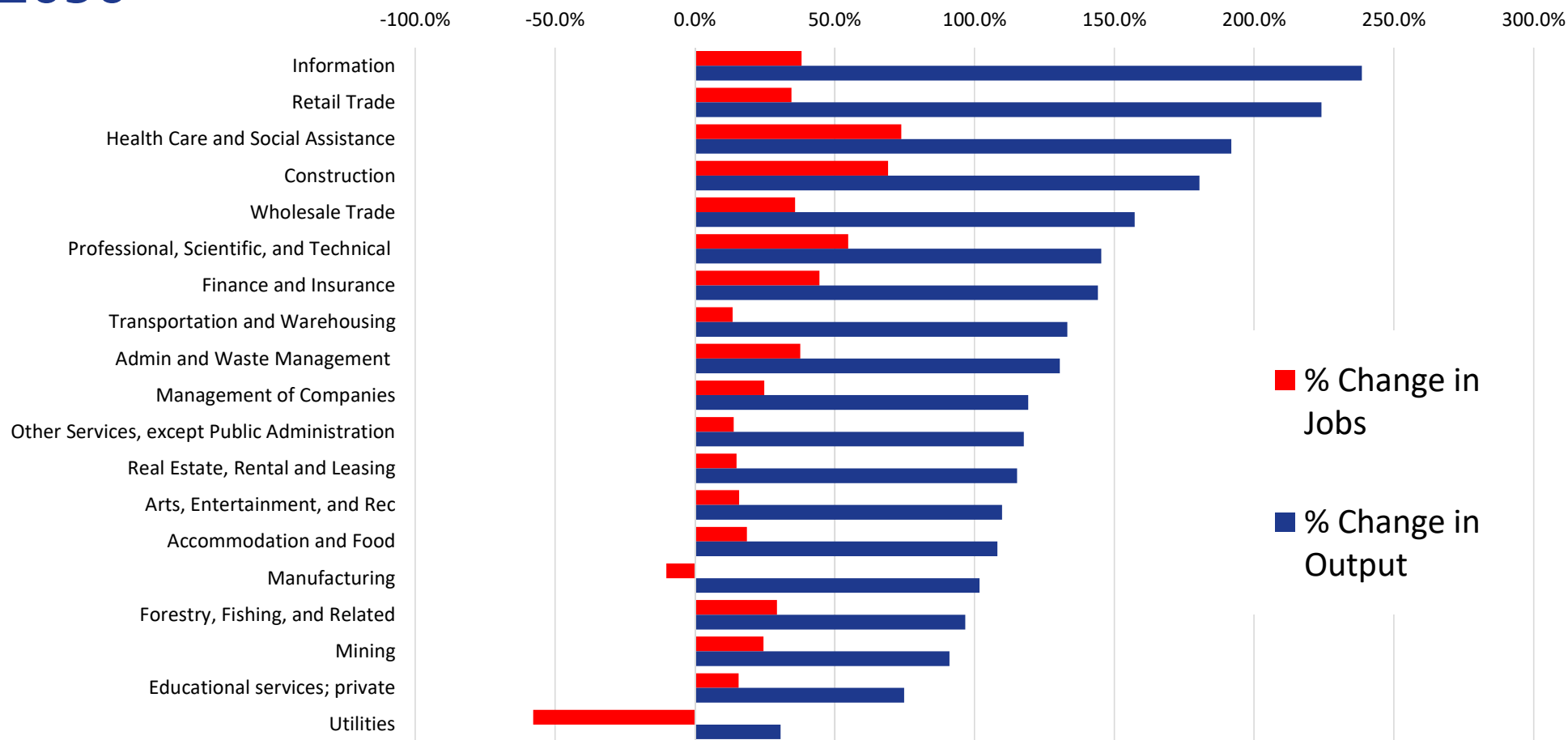


# 2015 AND 2015-2040 EMPLOYMENT CHANGE



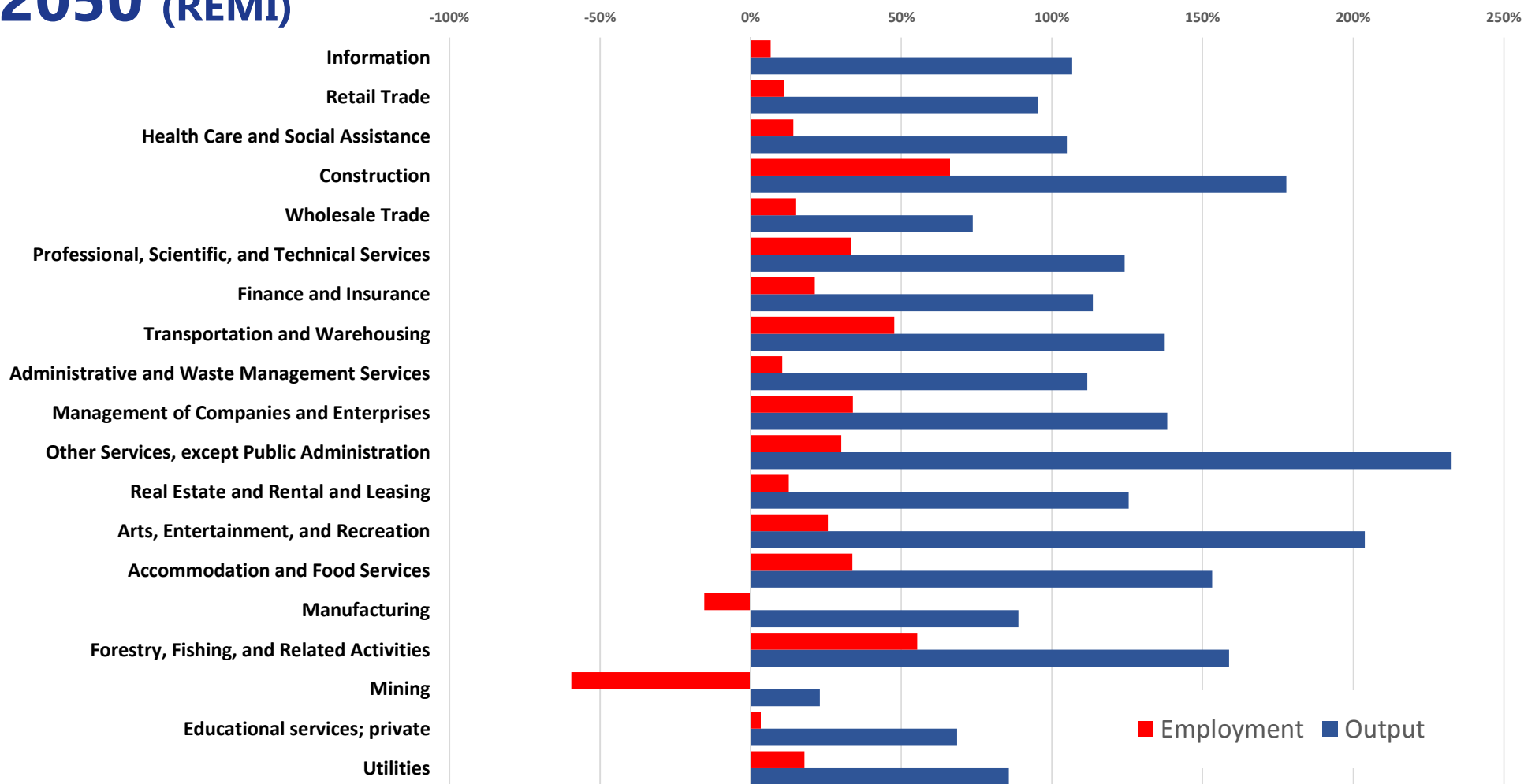
Source: ARC Forecasts, series 15

# Atlanta Region Percent Change in Output and Jobs, 2015-2050



Source: ARC *The Region's Plan*  
Forecast (2019) Series 16 DRAFT

# Georgia Percent Change in Output and Jobs, 2015-2050 (REMI)

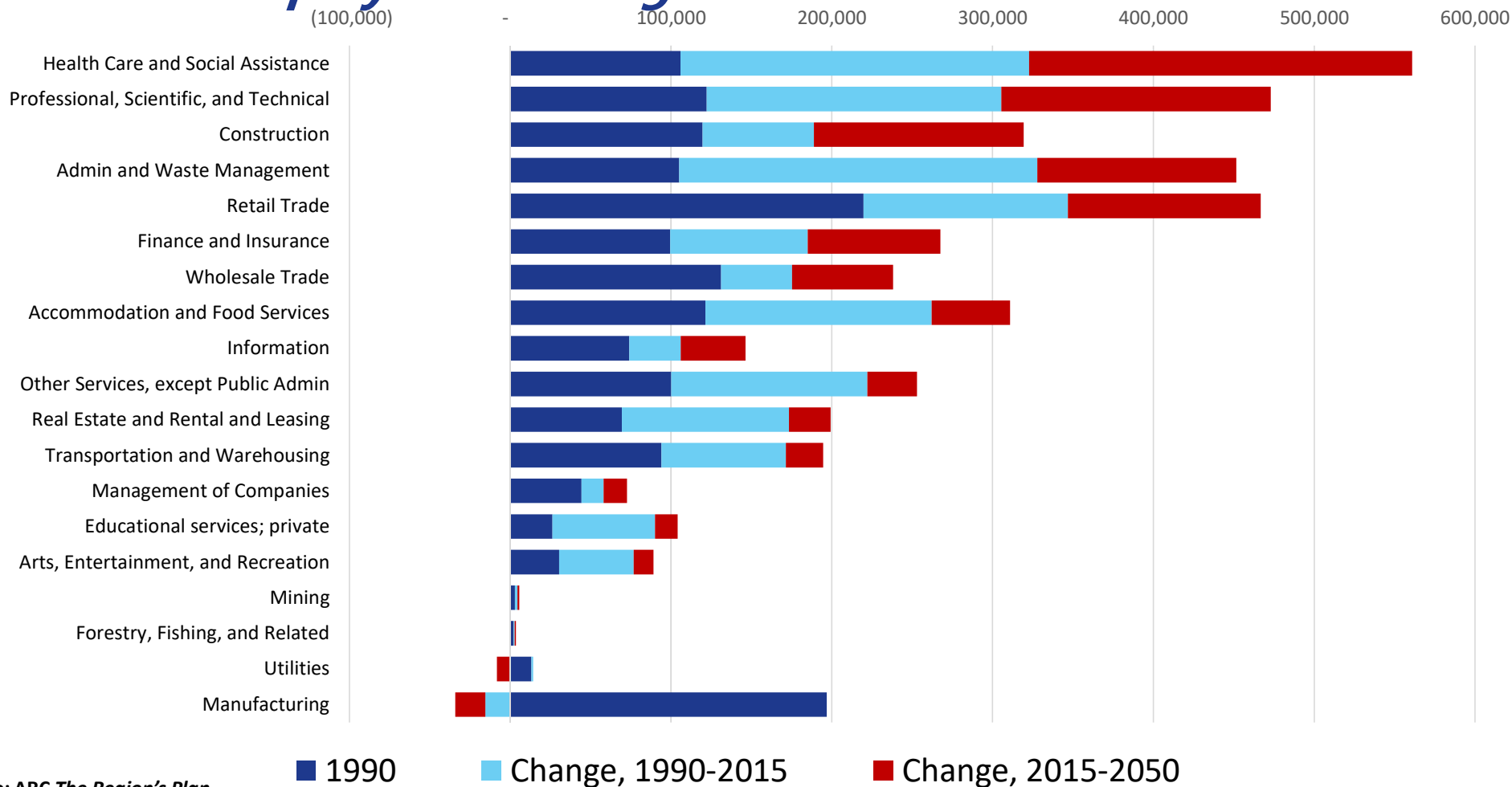


Source: ARC *The Region's Plan* Forecast (2019) Series 16 DRAFT Uncalibrated REMI forecast for the State of Georgia

# Atlanta Region Employment Forecast

## 60 Years of Employment Change – 1990-2050

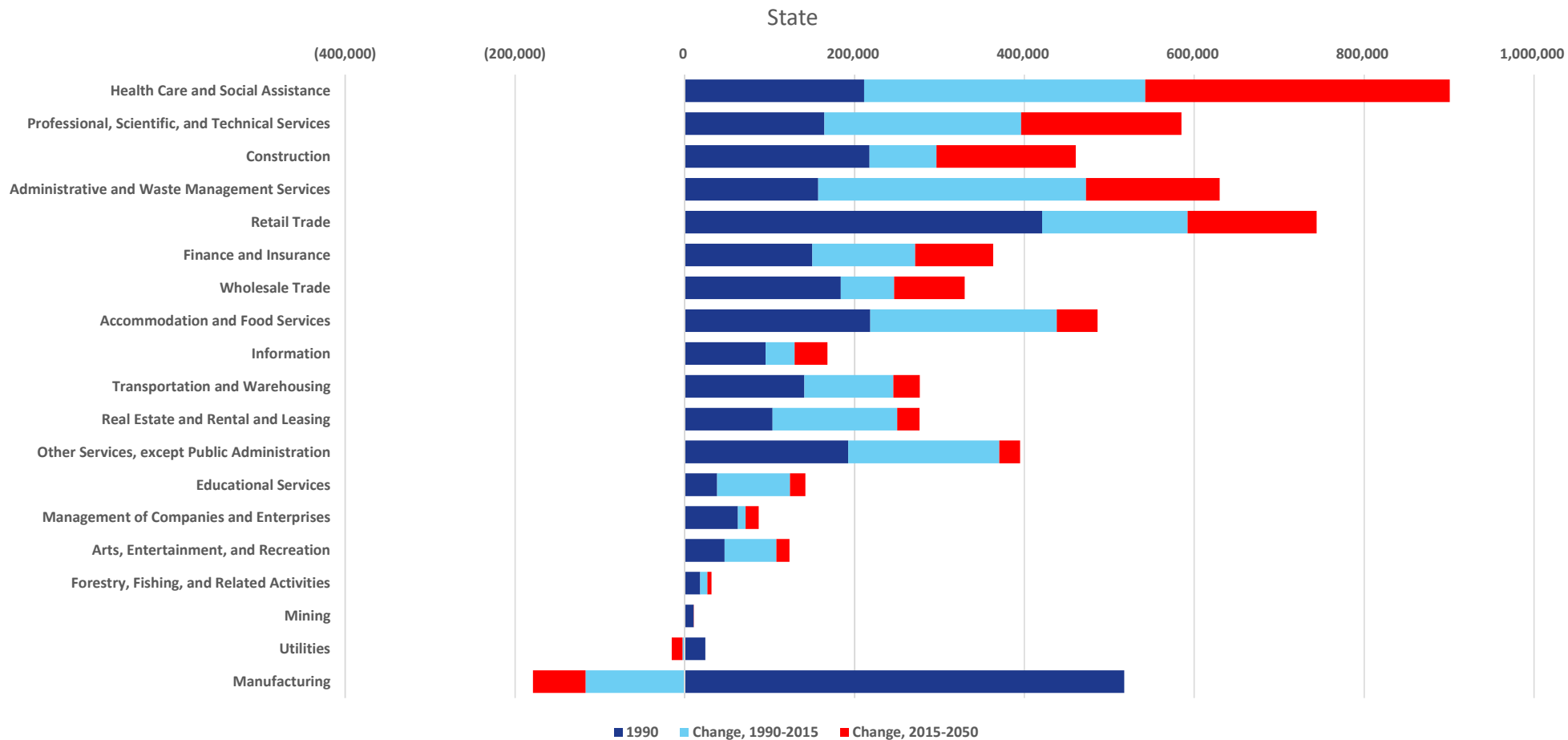
NAICS Sectors



Source: ARC *The Region's Plan*  
Forecast (2019) Series 16 DRAFT

# Georgia Employment Forecast (REMI)

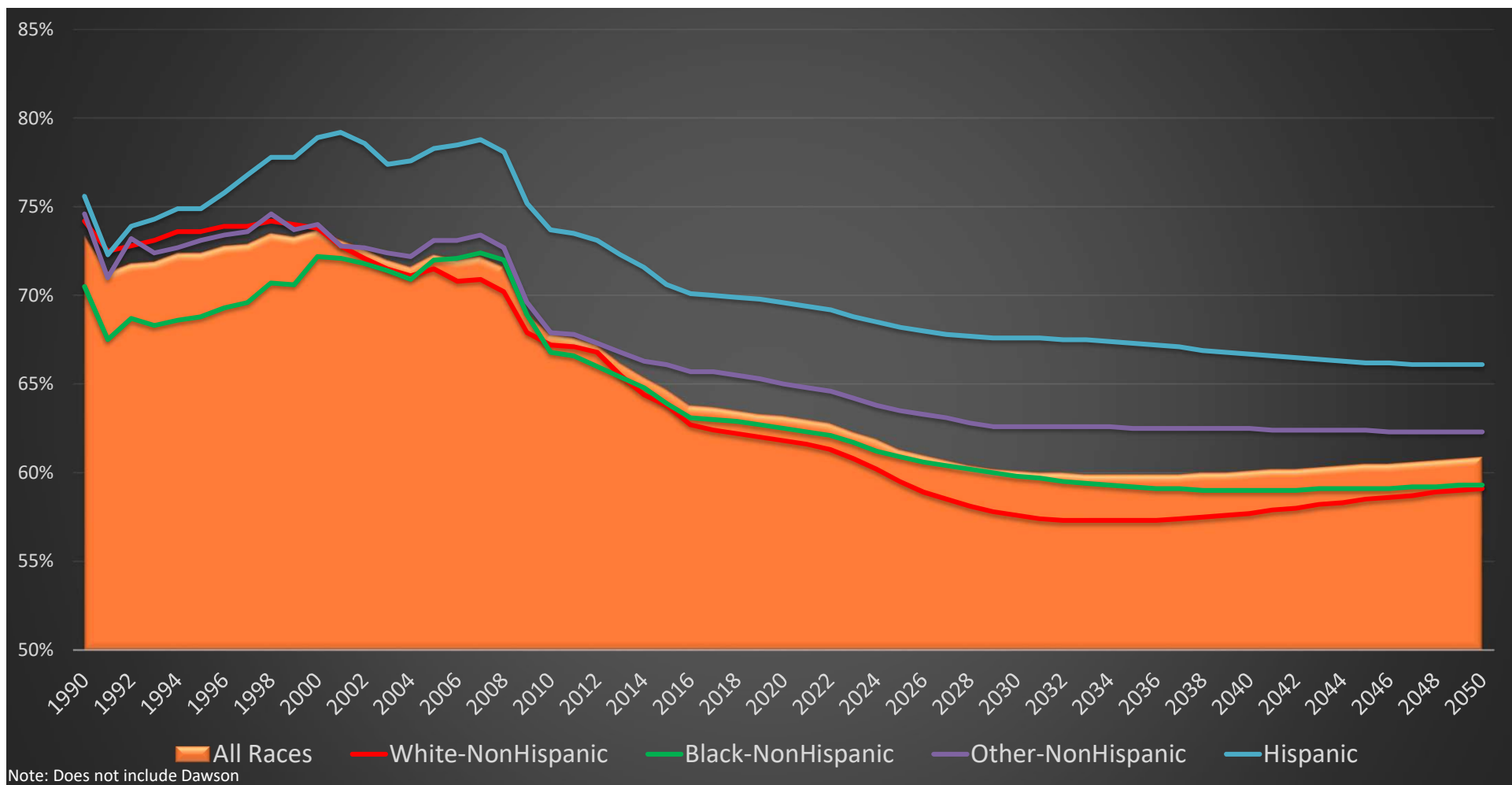
*60 Years of Employment Change – 1990-2050* NAICS Sectors



Source: ARC *The Region's Plan* Forecast (2019) Series 16 DRAFT Uncalibrated REMI forecast for the State of Georgia



# Labor Force Participation Rate 1990-2050



Source: ARC *The Region's Plan Forecast* (2019) Series 16 DRAFT

# Questions?



<http://www.atlantaregional.org/>



<http://33n.atlantaregional.com/>



<http://www.neighborhoodnexus.org/>

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